



## SUBSTANTIAL AND SPACIOUS HOME IN HIGHLY SOUGHT-AFTER ROAD

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MADINAT  
37 NEW ROAD, ESHER, SURREY KT10 9NU

savills



## WELL SCREENED LANDSCAPED GARDEN

### MADINAT 37 NEW ROAD, ESHER, SURREY KT10 9NU

Reception Hall ♦ 2 Reception rooms ♦ Open plan kitchen/  
dining/family room ♦ Study ♦ 5 bedrooms ♦ 4 bathrooms ♦  
Games room ♦ Utility room and guest cloakroom ♦ Garage ♦  
Garden ♦ EPC rating = C

#### Situation

New Road is a premier sought after private road located close to Esher High Street with its array of shops, boutiques, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. Further shopping facilities, theatres and cinemas can be found in Kingston upon Thames (5 miles) and Guildford (14 miles). The property is also conveniently located for Claygate and Esher stations (0.6 and 0.8 miles respectively) which provide direct train services to London Waterloo (from Esher in around 23 minutes). Esher lies about 15 miles to the South West of central London. The A3 is a short drive away, providing access to the M25 and the wider motorway network. The Elmbridge area is popular with families and there is an excellent selection of both state and independent schools in the local area. Sandown Racecourse is located in Esher, with racing also available at Kempton Park. The world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

#### Description

Set behind private electric gates, Madinat is a detached family home built by Distinct Developments in 2005. A grand pillared entrance welcomes you into a bright entrance hall and from here you will find all principal reception rooms. These include a dining room and study to the front of the property and a generous living room to the rear featuring a modern gas fire with stone surround and French doors leading out to the patio and garden beyond. Adjacent you will find the impressive open plan kitchen/dining/family room. The kitchen boasts a central breakfast island, granite worktops, a range of Siemens integrated appliances and wall and base mounted cabinetry providing ample storage. Leading round from the kitchen area is the dining and family room from where wonderful views of the garden can be enjoyed and accessed through 2 sets of double doors. Off the kitchen you will find a useful utility room which provides access to a gardeners' wc, the garage and external side access.

On the first floor the impressive master suite is positioned at the rear of the house and boasts French doors opening to a Juliette balcony from where fantastic views of the garden can be enjoyed. Adjacent is the dressing room providing an excellent range of wardrobes and the bathroom boasts a further Juliette balcony in addition to a double shower, separate Jacuzzi bath and steam room. There are 3 further bedrooms on this floor, all with fitted



wardrobes, and 2 bathrooms (1 en suite and 1 Jack and Jill).

On the second floor there is a spacious games room featuring roof lanterns which fill the room with natural light. A 5th bedroom, bathroom and store room completes the accommodation.

Externally to the rear landscaped garden is mainly laid to lawn and is bordered by an array of mature trees and shrubs providing privacy and seclusion. There is a paved patio area directly behind the house ideal for al fresco dining and entertaining. A large driveway to the front provides ample off-street parking in addition to the integral double garage.

**Tenure:**

Freehold

**Local Authority:**

Elmbridge Borough Council

**Viewing:**

Strictly by appointment with Savills



# New Road, Esher

Approximate Gross Internal Area = 479.8 sq m / 5164 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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