



CONTEMPORARY HOME IN PRESTIGIOUS LOCATION WITH MAGNIFICENT VIEWS

LITTLE EVEREST
38 PELHAMS WALK, ESHER KT10 8QD



SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT

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2 reception rooms ♦ Kitchen/breakfast room ♦ 5 bedrooms
♦ 4 bathrooms ♦ Utility room ♦ Guest cloakroom ♦ Double
garage ♦ Garden ♦ Off-street parking ♦ EPC rating = D

Situation

Located in the prestigious and private Esher Place Estate, Pelhams Walk is perfectly positioned close to Esher Green and the High Street and its amenities which include an Everyman cinema, a Waitrose supermarket and a great range of coffee shops, boutiques, bars and restaurants.

Sandown Racecourse is also close by as well as Hampton Court Palace. Kingston upon Thames which offers more extensive shopping and leisure facilities, is easily accessible. Esher train station is just 1.4 miles away with regular and direct trains to London Waterloo in around 23 minutes. The nearby A3 provides direct road access to London and the Surrey countryside and Heathrow and Gatwick airports.

Esher's superb choice of schools is a major attraction when deciding where to live. There is an impressive selection of leading independent schools including Claremont Fan Court, Milbourne Lodge, ACS Cobham International School, Feltonfleet, Reeds, Danes Hill and Notre Dame as well as two exceptional and highly regarded state schools: Esher Church School and Esher College.

Description

This detached home has been fully refurbished to an exacting standard by the current owners and provides versatile, spacious and stylish accommodation arranged over three floors.

On the ground floor you enter the welcoming entrance hall where you will find access to the double garage and a large guest cloakroom. A reception room is located to the right of the hall and is an ideal spot for relaxation or watching tv or, if required, could be used as a guest bedroom.

Attractive walnut wood stairs with glass panelling lead up to the first floor where you will find a spacious landing area and understairs storage. The first floor accommodation boasts under floor heating throughout and comprises a further reception flooded with an abundance of natural light from the huge floor to ceiling windows which overlook the balcony terrace. This room is an excellent size with enough space for both a sitting and dining area. Across the



landing area is the contemporary kitchen/breakfast room. Doors access the large terraced balcony which spans the width of the house and from here fabulous views of the river and farmland beyond can be enjoyed. The Poggenpohl kitchen is fitted with a range of modern wall and base mounted cabinetry, Silestone worktops, central island and Gaggenau induction hob, wine cooler, steam oven, fan oven, 2 warming drawers, large extractor fan, boiling water tap and coffee machine as well as a Miele fridge freezer and dishwasher. A utility room is located off the kitchen and offers further storage, Miele integrated appliances and external side access.

The attractive walnut wood staircase with glass panelling continues to the second floor where you will find the bedroom accommodation. The master bedroom is extremely impressive with a walk in wardrobe area, beautifully finished en suite bathroom and stunning front aspect views. There are two further bedrooms which benefit from fitted wardrobes and en suite bathrooms, with one bedroom boasting direct access onto the rear patio area. The remaining two bedrooms share the use of the family bathroom which features a mother of pearl mosaic feature wall, shower and separate bath.

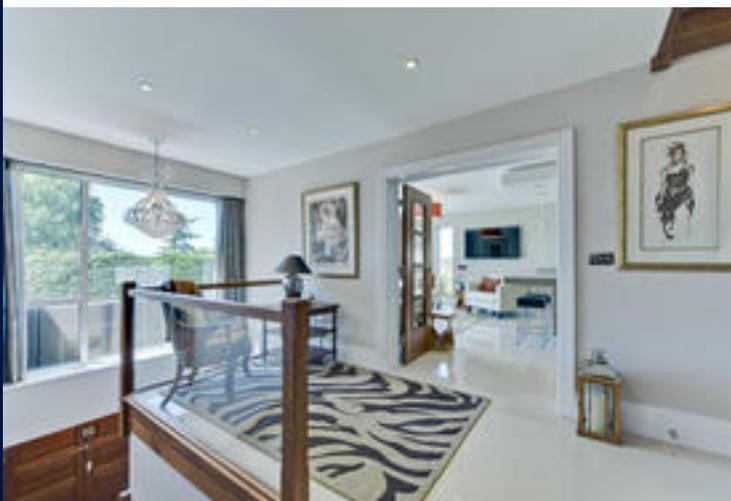
Externally the property is well screened from the road by a large hedgerow and there is generous parking for several cars in the driveway. To the rear is a large garden which is split into stepped levels with plenty of space on the lower levels for al fresco entertaining. At the very rear of the garden, which is probably one of the highest points in Esher, is a substantial timber summer house which would make a perfect home office. A large sun terrace provides the perfect setting to enjoy magnificent views and watch the sun set.

Tenure:

Freehold

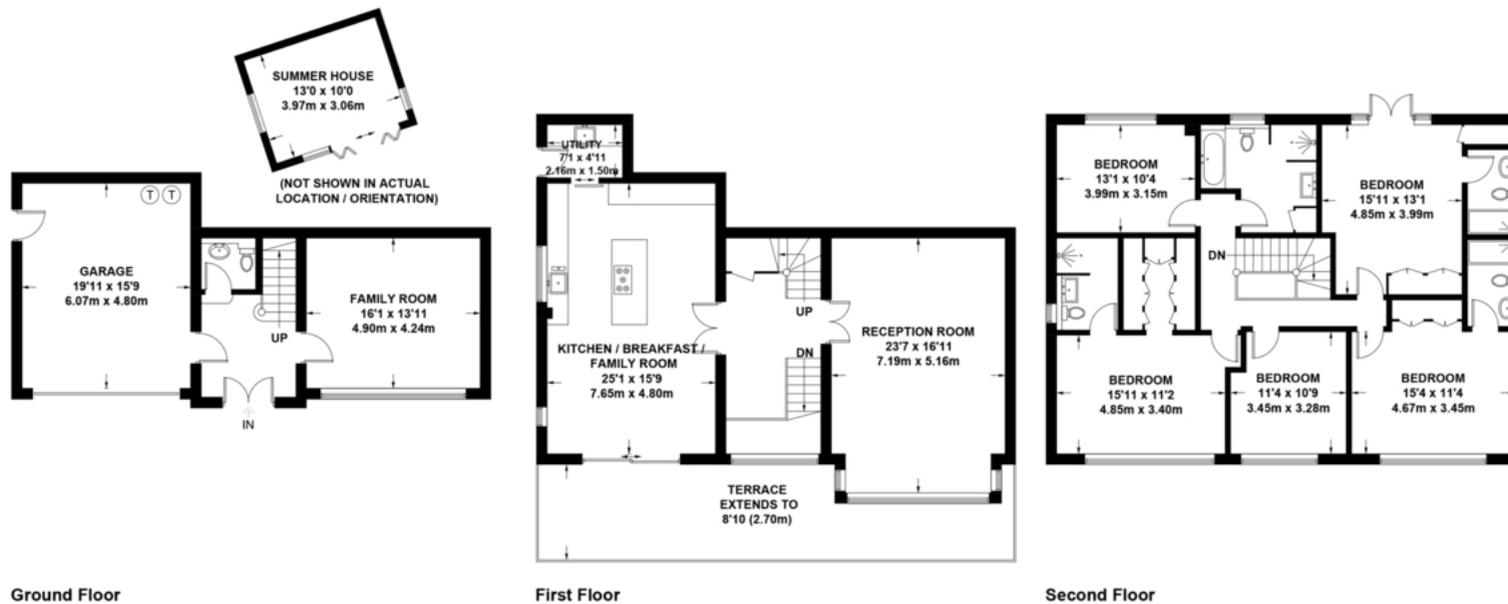
Viewing:

Strictly by appointment with Savills





Pelhams Walk, Esher
 Approximate Gross Internal Area = 287.4 sq m / 3094 sq ft
 (Including Garage)
 Summer House = 12.1 sq m / 131 sq ft
 Total = 299.5 sq m / 3225 sq ft



Ground Floor

First Floor

Second Floor

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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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC