Immaculately presented home in gated private estate

Esher Park Avenue, Esher KT10 9FH

Freehold
Local information
Wootton Place is a cul-de-sac situated within an exclusive gated private development of 7 houses on one of Esher’s premier private roads. This stunning detached home, overlooking a small tranquil lake, and is enviably located within just a few hundred yards of Esher High Street with its array of shops, bars, restaurants, boutiques, Everyman cinema and Waitrose supermarket.

The Elmbridge area is popular with families and couples alike. There is an excellent selection of both state and independent schools in the local area including Claremont Fan Court School, Esher Church School, Milbourne Lodge, The ACS Cobham International School, Danes Hill and Notre Dame.

Both Esher and Claygate mainline railway stations are about 1 mile away (with direct trains to London Waterloo from 23 and 29 minutes respectively).

About this property
Designed and built by Octagon Developments for occupation in 2014 to an excellent standard and with a very high specification, this stunning detached family home offers spacious and well balanced accommodation over four floors.

The house has been exquisitely designed with modern day family living and entertaining in mind and features contemporary fittings, ecofriendly heating and water systems, and lavish kitchens and bathrooms. High ceilings feature throughout creating a wonderfully light living space.

You are welcomed into a beautiful marble floored entrance hall on the ground floor, where you will find the majority of the living accommodation including a guest cloakroom and useful cloaks cupboard. Directly ahead is a generous living room. The room enjoys a gas fire with attractive stone surround and two sets of French doors which access the patio and garden beyond. A set of double sliding doors lead you from this more formal room to the impressive open plan kitchen/family/dining room. The kitchen is fitted with a range of stylish wall and base units, composite stone worktops, Miele built-in appliances (including a wine cooler and double oven) and Quooker hot tap. There is a fantastic island with seating around and a French door set provides access to the patio and garden. A family area is located to the front of the property and is open plan to the kitchen, providing the perfect space for socializing and relaxation. A formal dining room can also be accessed from the entrance hall. Completing the accommodation on this level is a study/office featuring ample built in solid oak cabinetry.

A beautiful spiral staircase with marble tread, glass balustrades
and walnut handrails provides access to the remaining floors.

On the lower ground floor you will find a media/cinema room and an expansive garage which can accommodate several cars and features a turntable to enable easy parking. A useful utility and wc can also be found on this floor.

The bedroom accommodation is arranged over the first and second floors. On the first floor is the vast master bedroom suite. This stunning room comprises a beautiful fully fitted walnut dressing room and a luxury en suite bathroom with twin basins, large bath and double shower with rainhead. The bedroom itself has French doors to a Juliette balcony from where views of the garden can be enjoyed. Completing this floor is a further bedroom suite and two bedrooms sharing use of a Jack and Jill style bathroom. All bedrooms feature fitted wardrobes.

Natural light floods down from the second floor via a large roof lantern which brightens the whole staircase through to the ground floor. The second floor has two versatile rooms, one of which is vast and used as a playroom, with the other used as a further bedroom. A bathroom and eaves storage can also be found on this floor.

Externally there is a landscaped garden to the front with an array of shrubs and plants and a small lawn area. There is a driveway in front of the garage providing off-street parking. The garage has been configured for a small gym area. Attractive stone steps lead up to the property which boasts an impressive pillared portico. To the rear is a well kept landscaped garden featuring a good sized lawn area and a paved patio directly behind the house, ideal for al fresco dining and entertaining. The garden is bordered by mature trees and plants creating a private and secluded setting.

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Viewing
Strictly by appointment with Savills
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