



Substantial and versatile home set in about 0.6 acres

Toad Hall, 21 Sandown Road, Esher, Surrey, KT10 9TT

Freehold





6 reception rooms • Kitchen/dining/family room • 5/6 bedrooms • 5 bathrooms • Annexe with reception/kitchen/bed/bath • Flat with reception/bed/shower • Garage & games room/gym • Garden with heated pool

Local information

Toad Hall is located on the highly sought after private Sandown Road. The property is situated just 0.2 miles from Esher high street where you will find an array of shops, boutiques, bars and restaurants, an Everyman cinema and a Waitrose supermarket. More extensive shopping and amenities can be found in Kingston upon Thames (5 miles) and Guildford (14 miles).

Claygate and Esher train stations are both 0.9 miles away and provide regular and direct trains into London Waterloo (from Esher in 23 minutes). Esher lies about 15 miles to the south west of central London and the A3 is a short drive away, providing direct access to the M25.

The Elmbridge Borough offers an excellent selection of both state and independent schools. Sandown Racecourse is located in Esher and the world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

About this property

This impressive family home has been well maintained by the current owners and extended several times over the years providing extremely versatile accommodation throughout. Whilst offering substantial accommodation the property retains a traditional style and makes the perfect home for a large family. You are welcomed

into a wonderfully spacious wood panelled entrance hall from where the numerous reception rooms lead. These include a dual aspect living room with a stunning Minster fireplace and a delightful garden room; both featuring French doors opening out to the garden. A sitting room is located off the garden room and benefits from a vaulted beamed ceiling and access to a wine/store room. A study can be found off the hallway, at the rear of the property, and a dual aspect dining room is adjacent. Both rooms enjoy views and access to the rear garden. From the dining room a door leads through to the kitchen/dining/family room. The Turner & Foye kitchen has a range of shaker style wall and base mounted cabinetry and overlooks the terrace and pool area of the garden. There is ample space for both a dining and sitting area creating an ideal space for modern day family living. A large utility room and wc are situated just off the kitchen in addition to a secondary staircase leading to the bedroom accommodation on the first floor which can also be accessed from the main staircase in the entrance hall. The bedroom accommodation comprises an impressive master bedroom suite including en suite bathroom with bath, separate shower and twin basins, a dressing room and ample built in wardrobes. The bedroom further benefits from a generous roof terrace overlooking the rear garden. There are 3 further



bedroom suites and a bedroom with separate bathroom on this floor.

Returning to the ground floor, you will find further versatile accommodation which can be accessed from both the front and rear of the property. A delightful dual aspect TV room overlooks the garden. It has French doors leading out to the pool and terrace area and a further set of French doors access a separate enclosed courtyard. From this room you can also access a useful changing room area for the outdoor pool. This comprises a shower room, changing room, separate wc and plant room. Adjacent is a large games room/ gym which leads through to a double garage. Above these rooms, and accessed via a staircase from the changing room area, you will find a self contained sitting room, bedroom and shower room on the first floor.

Completing the accommodation for this property is a self contained annexe comprising reception room, kitchen, bedroom and bathroom. This space is also accessed from a side door and is ideal for an au pair or guests.

Externally, Toad Hall sits in about 0.6 acres, with the vast majority of the immaculately presented garden enjoying a southerly aspect. The garden is bordered by an impressive array of mature trees and shrubs providing a secluded and private setting. There is also an outdoor fully tiled 12 metre swimming pool which is surrounded by a terrace. ideal for al fresco dining and entertaining. The pool depth reaches to about 8/9 ft and has a

spring diving board and is heated with an air source heat pump.

To the front of the property you will find a large driveway which is bordered by beautiful plants and shrubs and provides ample off-street parking in addition to the garage.

Tenure

Freehold

Local Authority

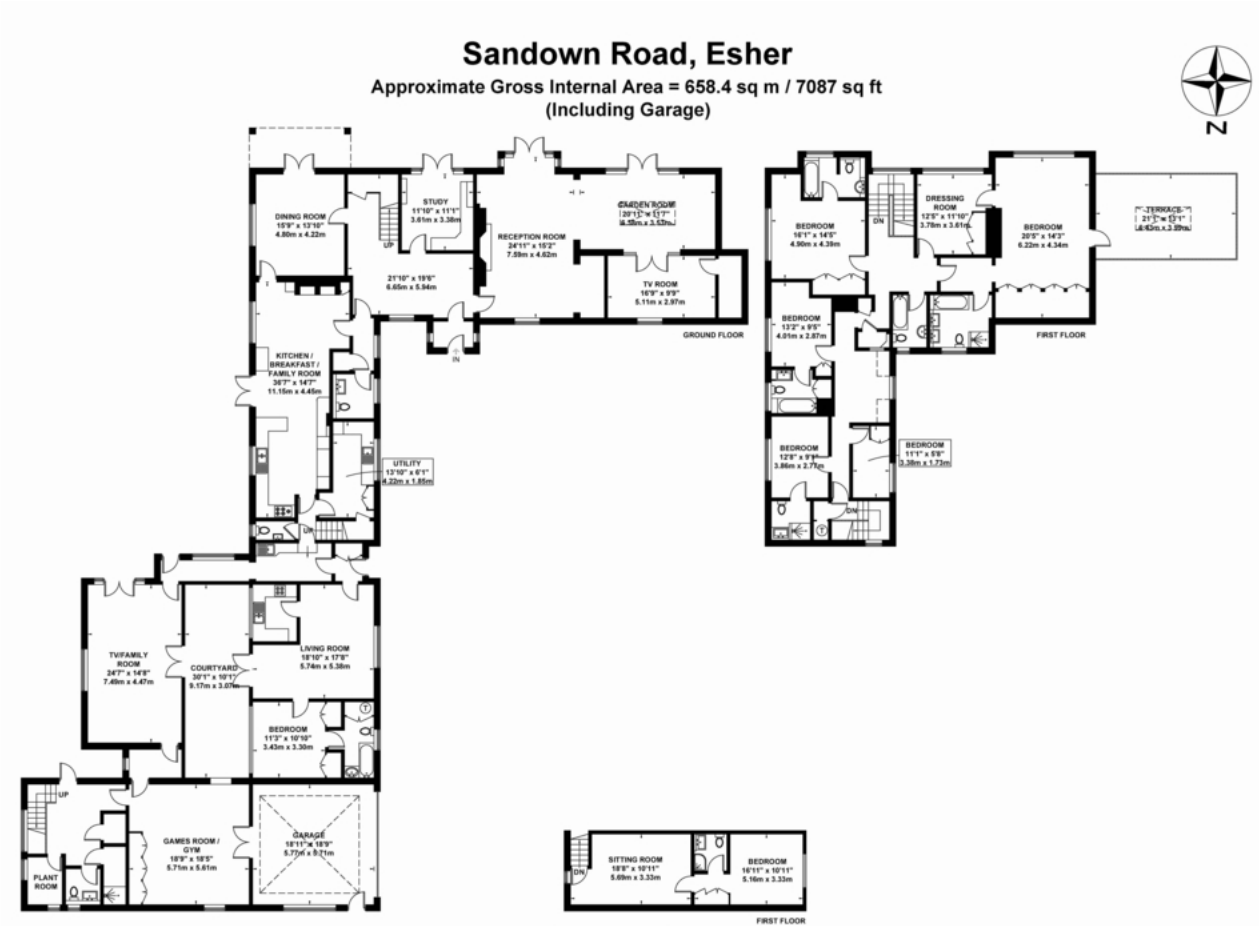
Elmbridge Borough Council

Viewing

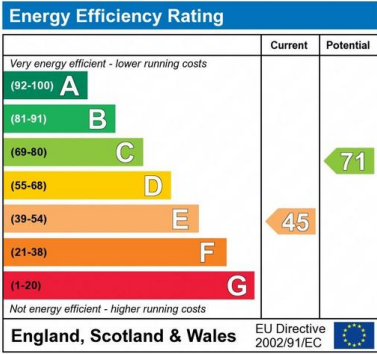
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