



Impressive modern home with stunning garden

Innisfree, 3 Littleworth Avenue, Esher, Surrey KT10 9PB

£2,85 million Freehold





Drawing room • Kitchen/breakfast/family room • Study
• Gym • 4 bedrooms • 3 bathrooms (2 en suite) •
Gardens • Detached garage and off-street parking

Local information

Innisfree is located in Littleworth Avenue, a sought after road situated close to the local shops, boutiques, bars and restaurants of Esher High Street.

The property is 1 mile from Esher train station and 0.7 miles from Claygate station (providing regular and direct services to London Waterloo from 23 minutes and 29 minutes respectively).

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 Borough has an excellent range of both state and independent schools making it a popular choice for families, with four schools all situated within 1 mile of the property.

Sandown Racecourse is located in Esher, with racing also available at Kempton Park and Epsom. Extensive shopping facilities can be found in Kingston upon Thames with its wide range of high street names and department stores. The world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

Esher Commons cover 360 hectares of woodland, heath and ponds. They provide a superb area for walking, horse riding, jogging, dog walking and other

outdoor recreational activities. There is also Claremont Landscape Garden which is a beautiful National Trust Grade I listed park and garden surrounding a lake.

Please note all times and distances are approximate

About this property

An expansive reception hall with tiled floor welcomes you into this fantastic family home. From here glazed double doors open to the formal drawing room which is spacious and bright thanks to two large windows which flood the room with natural light.

To the other side of the entrance hall is a well-proportioned study which also enjoys a front aspect.

The heart of the home is the magnificent open plan kitchen/dining/family room. The kitchen boasts a great deal of storage, integrated appliances and a central island housing the hob and breakfast bar. This space is perfect for both everyday family life and formal entertaining with areas for a large dining table and sofas for relaxing. There are two large skylights and large bi-folding doors which create a wonderful indoor/outdoor feel. Glazed doors lead to a versatile further reception room, ideal as a play/TV room, formal dining room or additional study. This room again benefits from bi-



folding doors and direct garden access, as does the gym to the other side of the house. Completing the ground floor accommodation is a utility room with external side access and a guest cloakroom. This entire floor benefits from underfloor heating throughout.

The first floor hosts the stylish principal bedroom suite with a large dressing room and luxurious en suite bathroom boasting twin sinks, bath and separate shower. Bedroom two features built in wardrobes and its own en suite. There are two further double bedrooms and a modern family bathroom.

It is worth noting that the property was originally designed as a five-bedroom home and so buyers could re-install a dividing wall into bedroom three should they require a fifth bedroom.

Externally to the rear the property boasts an incredible westerly facing garden. Mainly laid to lawn the garden is bordered by an abundance of mature trees and shrubs which provide a great level of tranquility, privacy and seclusion. A terraced area provides space for outdoor furniture and a perfect spot for dining al fresco.

To the front, the property sits well back from the road with ample off-street parking in addition to the detached double garage. There are hedges and trees providing good screening and a welcoming first impression. In total the plot extends to c. 0.36 acres.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = H

Energy Performance

EPC Rating = C

Viewing

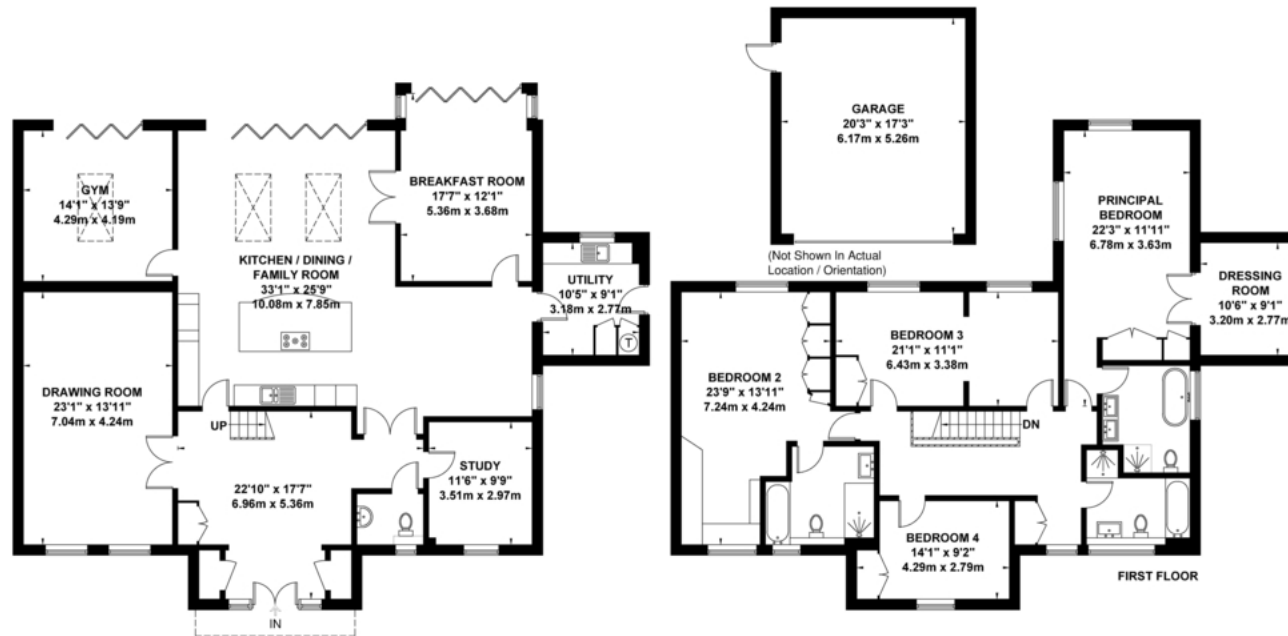
All viewings will be accompanied and are strictly by prior arrangement through Savills






Littleworth Avenue, Esher

Approximate Gross Internal Area = 328.5 sq m / 3536 sq ft
Garage = 32.3 sq m / 347 sq ft
Total = 360.8 sq m / 3883 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 purpose only. Measured and drawn 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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