



BEAUTIFULLY PRESENTED AND SUBSTANTIAL FAMILY HOME IN DESIRABLE LOCATION

LITTLE ABBOTTS
9 THE MOUNT, ESHER KT10 8LQ

savills

ELEGANT HOME WITH OVER 8000sq FT OF VERSATILE ACCOMMODATION

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Grand reception hall ♦ Open plan kitchen/dining/family room ♦ 4 reception rooms ♦ 6 bedrooms ♦ 6 bathrooms ♦ Secondary accommodation including reception/bedroom/kitchenette/shower room ♦ Triple garaging ♦ EPC rating = B

Situation

Little Abbots is situated in The Mount, a desirable residential road boasting an elevated position with this property enjoying a prime position at the top of the cul-de-sac. The Mount is superbly located near the picturesque West End village area of Esher where you will find Garsons Farm and the idyllic duck pond and cricket green. Esher High Street is around 1 mile away and offers an array of bars, restaurants, shops and boutiques, an Everyman cinema and Waitrose supermarket. The beautiful National Trust Clarendon Landscape Garden is less than half a mile away and the A3 and M25 are easily accessible providing routes to central London and Heathrow and Gatwick airports.

For commuter access the mainline station at Esher (less than 2 miles away) provides regular direct train services to London Waterloo, with journey times from 23 minutes. Elmbridge and the surrounding areas are very popular with families and offer a wide choice of independent schools at pre-prep, prep and senior levels as well as an excellent selection of state schools.

Description

Built by Wentworth Homes in 2013 this imposing property has been finished to an excellent standard and offers substantial and versatile accommodation throughout. You are welcomed into the property through a grand stone pillared entrance into an impressive hall laid with beautiful tiles. From here you can access all principal reception rooms.

The ground floor accommodation is extensive with high ceilings and an abundance of sash windows creating a light living space. To the left of the hall you will find a large study finished beautifully with bespoke built in cabinetry whilst on the opposite side of the hall is the living room, also boasting attractive bespoke built in cabinetry; both rooms offer a front aspect view. Steps lead down from the living room to the fantastic open plan kitchen/breakfast/family room. This is a vast space perfect for entertaining and modern day family living with bi-fold doors opening out onto the landscaped gardens to the rear. The kitchen is fitted with a range of solid wood wall and base mounted units, a central island and integrated appliances. Off the kitchen you will find a large



utility room which leads through to a lobby area with rear access to the garden, a gardener's WC and the triple garaging. From this lobby area you can also access secondary first floor accommodation which comprises a large reception space/bedroom, shower room and kitchenette. This space is ideal for use as a guest or au pair annexe if required. The remaining ground floor accommodation comprises a stunning formal drawing room with working fire and marble surround and a formal dining room adjacent, both of which enjoy delightful views over the garden. A guest cloakroom located off the hall completes the accommodation on this floor.

A sweeping staircase leads up to the first floor landing featuring a galleried landing. The impressive master bedroom suite is situated at the rear of the house and comprises a large bedroom with French doors leading out to a decked balcony area looking over the gardens. The room also boasts a walk in wardrobe and en suite bathroom with his and hers sinks, contemporary free standing bath and double shower. There are 3 further bedroom suites on this floor, all benefitting from fitted wardrobes. On the second floor there is an extensive cinema room with bar area and a further bedroom which is served by a shower room. An additional storage room can also be found here.

Externally the property is approached through private electric gates onto a paved driveway offering ample parking as well as the garaging. To the rear is a large landscaped garden which back onto a golf course. Mature trees and shrubs provide privacy and seclusion. There is a large patio area directly behind the house providing the ideal area for al fresco dining and entertaining.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

Viewing:

Strictly by appointment with Savills



9 The Mount, Esher, Surrey, KT10 8LQ

Approximate Gross Internal Area = 746.4 sq m / 8034 sq ft
(Including Garage / Excluding Void)



FLOORPLANZ © 2018 0203 9056099 Ref: 224412

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	