



MODERN OCTAGON BUILT FAMILY HOME IN SOUGHT AFTER CUL DE SAC LOCATION

2 PENATES, LITTLEWORTH COMMON ROAD
ESHER KT10 9UH

savills

OUTDOOR HEATED SWIMMING POOL AND TRIPLE GARAGING

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5 reception rooms ♦ Kitchen/breakfast room ♦ Conservatory
♦ 5 bedrooms ♦ 3 bathrooms ♦ Utility room ♦ Guest
cloakroom ♦ Triple garage ♦ Garden ♦ Outdoor heated
swimming pool ♦ EPC rating = E

Situation

Penates is a much sought after private gated development. Esher High Street is about 1 mile away and offers an array of shops, boutiques, bars and restaurants, a Waitrose supermarket and Everyman cinema.

Esher station is about 0.6 miles away and provides regular and direct trains into London Waterloo from 23 minutes. The road itself is situated next to the beautiful Littleworth Common between Esher High Street and Claygate village.

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. Both Claremont Fan Court School and ACS Cobham International are particularly close by.

Description

This large contemporary detached family home, built by Octagon Developments, and is set in a tranquil private setting in a gated development.

The property opens into a spacious entrance hall which leads to all principal reception rooms. This includes the large living room and adjacent dining room, both of which benefit from a rear aspect with French doors leading out to the garden. The kitchen opens to a breakfast/dining area which again offers direct access to the garden. A family room which leads to a conservatory can be found just off the kitchen. An office, further study/TV room, utility room and cloaks cupboard complete the accommodation on the ground floor.

On the first floor there are 5 well-proportioned bedrooms all of which benefit from built-in storage. The master suite is particularly impressive in size and boasts a large en suite bathroom with both shower and bath. Bedroom 2 also offers an en suite while the remaining 3 bedrooms share use of the



family bathroom.

Externally the property has an impressive driveway to the front providing ample parking for several cars in addition to the triple garage.

To the rear there are attractive south facing landscaped gardens which feature an array of mature trees, shrubs and flowerbeds. A large terrace area extends from the rear of the house to an outdoor heated pool.

Tenure:

Freehold

Local Authority:

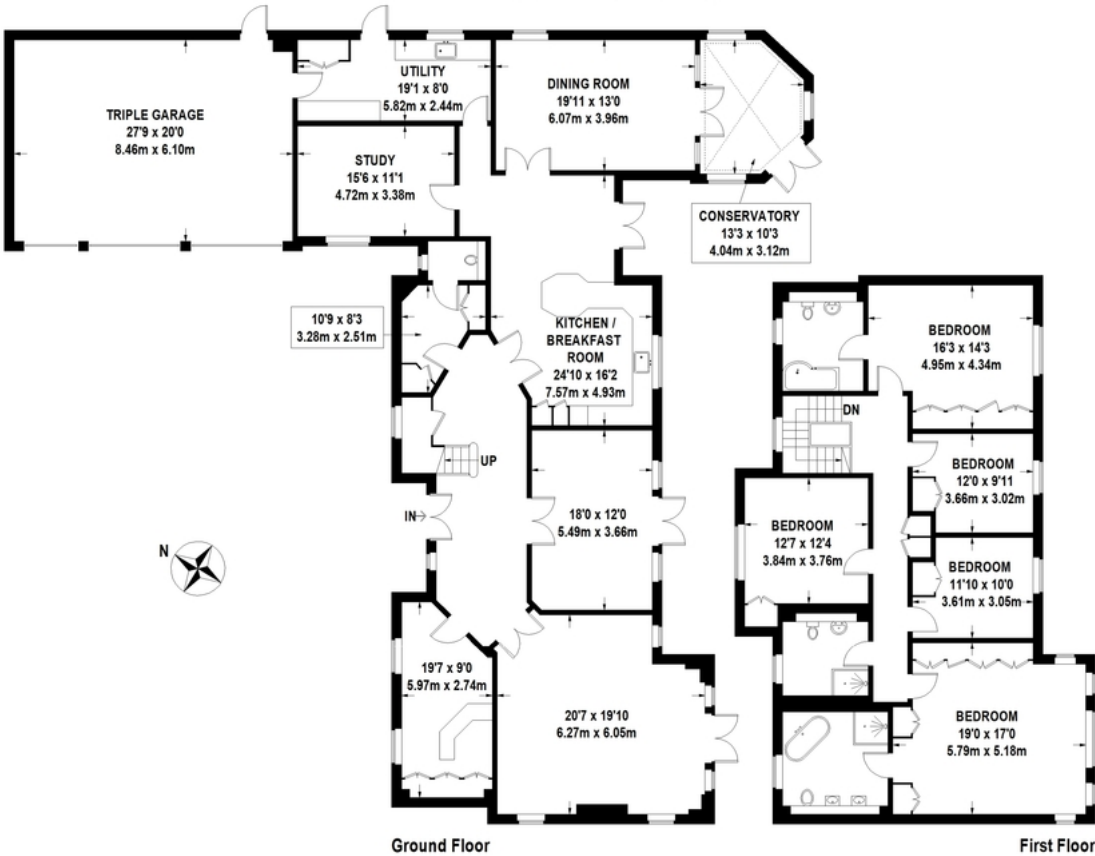
Elmbridge Borough Council

Viewing:

Strictly by appointment with Savills



Approximate Gross Internal Area
Ground Floor (Including Triple Garage) = 265.7 sq m / 2860 sq ft
First Floor = 127.3 sq m / 1370 sq ft
Total = 393.0 sq m / 4230 sq ft



□ = Reduced headroom below 1.5 m / 5'0"

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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		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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