



WONDERFUL HOME SET IN STUNNING GROUNDS

Lakeside 24 New Road, Esher, Surrey, KT10 9PG

Freehold





Large open plan kitchen/dining/living room • 2 reception rooms • 6/7 bedrooms & 5 bathrooms • Games room/bed 7 & cinema room • Gym • Study • Garaging • Stunning gardens

Local information

New Road is a premier sought after private road located close to Esher High Street with its array of shops, boutiques, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. Further shopping facilities, theatres and cinemas can be found in Kingston upon Thames (5 miles) and Guildford (14 miles).

The property is also conveniently located for Claygate and Esher stations (0.6 and 0.8 miles respectively) which provide direct train services to London Waterloo (from Esher in around 23 minutes).

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 area is popular with families and there is an excellent selection of both state and independent schools in the local area.

Sandown Racecourse is located in Esher, with racing also available at Kempton Park. The world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

About this property

This impressive modern home is set behind gates and sits on a c. 0.8 acre plot in one of Esher's premier roads. Built in 2015 the

house was designed with modern day family living in mind. Exquisitely presented with attention to detail present throughout, the accommodation is spacious and well-planned and features high specification smart house systems including Lutron lighting, Control4, Sonos and underfloor heating throughout. You are welcomed into the grand entrance hall where all principal rooms can be accessed. Double doors lead to the reception room with built in bookcases, display units and a large bay window. Opposite is the formal dining room which is separated by pocket doors from the magnificent and expansive kitchen/dining/living area which occupies the rear of the house. The kitchen is well equipped with a range of ultra-modern units, integrated appliances and a central island / breakfast bar. A sunken sitting area with bespoke built in seating provides an ideal spot for relaxation. This room is flooded with an abundance of natural light by way of bi-folding doors which open out to the patio area creating a wonderful indoor/outdoor living space. Further ground floor accommodation includes a useful utility room, pantry, shower room, gym and a study.

A glass roof light above the central staircase floods the upper floors with natural light and is opened by a motorised system and includes a rain sensor. Leading from the spacious first floor landing, which boasts a



delightful reading area, are the bedrooms with the vast master bedroom situated to the right. This room enjoys a walk-in wardrobe, en suite bathroom, balcony and a spiral staircase leading to an additional en suite on the second floor. There are 3 further bedrooms on the first floor all with en suite bathrooms, two enjoying access to a balcony and garden views. A laundry room can also be found on this floor.

The second floor boasts a further two/three bedrooms, two of which have access to an en suite bathroom. Bedroom 7 is currently used as a games room. In addition there is a large cinema room with kitchen area and a separate WC. Three of the rooms boast air conditioning and there is also plenty of eaves storage on this floor.

Externally the glorious west facing grounds are truly unique and offer a tranquil countryside feel and a picturesque lake. The grounds are private with mature trees and established flower beds and there is an irrigation system in place which uses captured rainwater. To the front there is a gravel driveway set behind electric gates which provides plenty of off-street parking. The detached double garage offers additional parking and a large versatile room above which can be converted into additional accommodation if required.

Please note the photos shown are older than 6 months.

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Viewing

Strictly by appointment with Savills





Approximate Area = 648.7 sq m / 6983 sq ft
Garage = 102 sq m / 1098 sq ft
Total = 750.7 sq m / 8081 sq ft
Including Limited Use Area (17.1 sq m / 184 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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	82	84
EU Directive 2002/91/EC		

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