



## DETACHED PROPERTY WITH POTENTIAL FOR REFURBISHMENT

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HAWTREY,  
28 NEW ROAD, ESHER, KT10 9PG

savills



## LOCATED IN ONE OF ESHER'S PREMIER ROADS

28 NEW ROAD, ESHER, KT10 9PG

2 reception rooms ♦ Kitchen/breakfast room ♦ Utility room  
Study/bedroom 5 ♦ Cloakroom ♦ 4 bedrooms ♦ 3 bathrooms  
(2 en suites) ♦ Garden ♦ Detached double garage ♦ EPC = D

### Location

New Road is a sought after private road located close to Esher High Street. The high street offers 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).

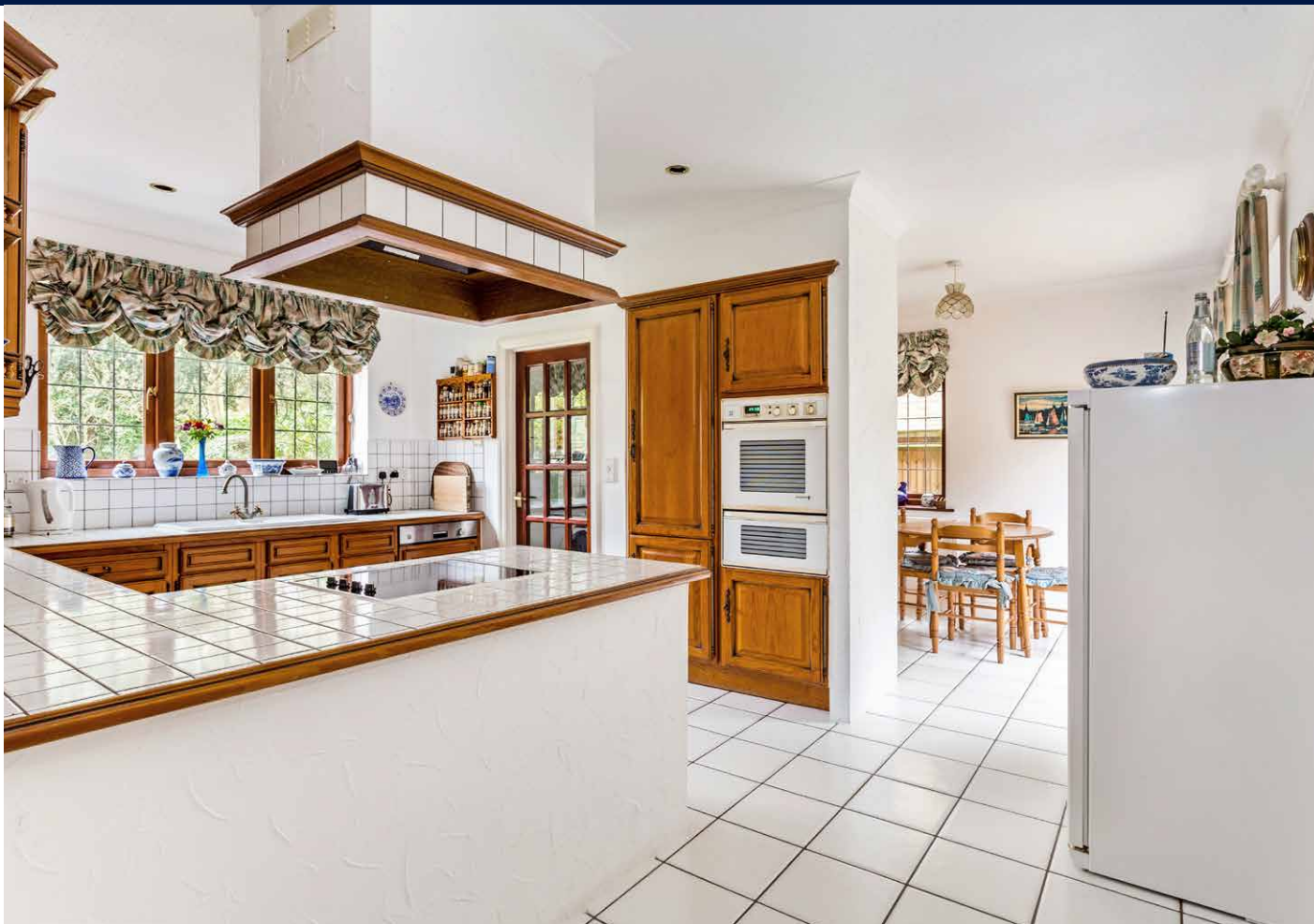
Claygate and Esher train stations are 0.6 and 1.3 miles away respectively. Both provide regular and direct trains into London Waterloo (from Esher in 23 minutes). Esher lies about 15 miles to the south west of central London. The A3 is a short drive away, providing access to the M25 and the wider motorway network.

The Elmbridge area is popular with families and there is an excellent selection of both state and independent schools in the local area including Claremont Fan Court School and Esher Church School nearby and the ACS Cobham International School, Danes Hill in Oxshott and Notre Dame in Cobham. Sandown Racecourse is located in Esher and world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

### Description

This deceptively spacious single storey home sits on a wide plot and is set back from the road. You are welcomed in to the entrance hall via a covered porch area where you will find well planned and spacious accommodation throughout. The drawing room enjoys views over the rear garden, has a feature fireplace and doors that provide direct access to the terrace. The dining room is adjacent and also enjoys lovely views of the garden. To the front of the property you will find a study which could also be used as a bedroom. The kitchen/breakfast room has an ample range of units with a separate utility room providing side access, 'as well as sliding doors which open from the dining area to the garden.

The master bedroom benefits from built in wardrobes and an en suite bathroom. There are 3 further bedrooms, one with en suite shower room, and a family bathroom.





Externally, the west facing rear garden is mainly laid to lawn and enjoys a good level of privacy and seclusion with a range of mature trees and hedges. A terraced area wraps around the rear and side of the property.

To the front Hawtrey is set back from the road and features pretty gardens and a large gravel driveway providing off street parking for several cars, as well as the detached double garage.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills





## FLOORPLANS

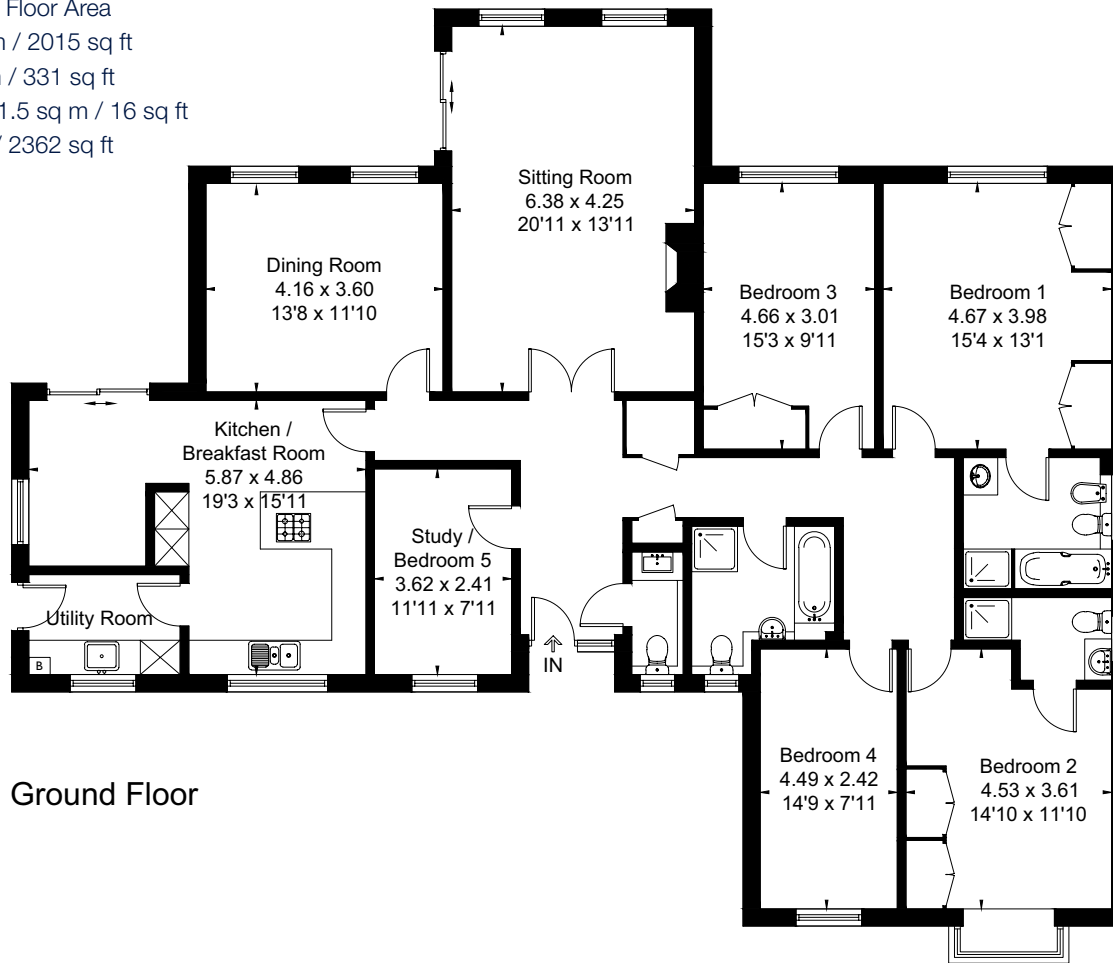
Approximate IPMS2 Floor Area

House = 187.2 sq m / 2015 sq ft

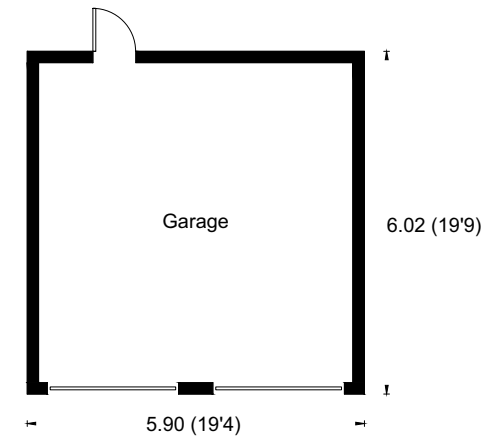
Garage = 30.8 sq m / 331 sq ft

Limited Use Area = 1.5 sq m / 16 sq ft

Total = 219.5 sq m / 2362 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

### Savills Esher

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