



BEAUTIFULLY PRESENTED FAMILY HOME LOCATED IN PRESTIGIOUS ROAD

SLOANE HOUSE
2 LITTLEWORTH AVENUE, ESHER, KT10 9PB

savills

WONDERFUL 0.5 ACRE PLOT

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4 reception rooms ♦ Kitchen/breakfast/dining room ♦ 7 bedrooms ♦ 7 bathrooms ♦ 2 WCs ♦ Utility room ♦ Garage ♦ Garden ♦ EPC rating = C

Situation

Sloane House 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 about 1.2 miles 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.

Elmbridge Borough has an excellent range of both state and independent schools in the country including Esher Church School, Shrewsbury Lodge, Claremont Fan Court, and The ACS Cobham International School.

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.

Description

Sloane House is an attractive and beautifully presented home offering generous proportioned accommodation over three floors. The light interior space flows pleasingly through the house, suiting both the requirements of modern family living and when entertaining. You are welcomed into an impressive entrance hall with wood flooring and guest cloakroom. The main drawing room lies to the rear of the house and has a feature fireplace and two sets of French doors directly accessing the rear gardens. There is a further sitting room to the front of the house with front aspect bay window. This in turn opens directly into the study. The bright and spacious kitchen/breakfast room, with useful adjacent utility room and cloakroom, is delightfully appointed, with garden views and access. The modern yet classically designed kitchen comprises an extensive range of base and wall mounted cabinetry, smart contrasting granite work surfaces and a range of integrated appliances. There is also plenty of room for informal dining. Double doors open directly from the kitchen to the elegant formal dining room. The kitchen/breakfast room also connects directly via double doors to a further reception room, perfect as a family/play room, with direct garden access.



The centrally positioned staircase, with oak wood balustrades, leads to the first floor, where there are four bedroom suites. The magnificent master suite has a bay window with front aspect and two fully fitted dressing rooms, with one opening on to a private balcony and enjoying garden views. There is a further guest suite, with fitted dressing room and full height windows overlooking the rear gardens. The two remaining bedroom suites on this floor both enjoy a front aspect. There is also a further, separate, family bathroom. Rising to the second floor there is a spacious landing area with skylights above. There are 3 further double bedrooms on this floor, two of which have en suites.

The property is approached at the front through electric gates to a wide driveway, which affords ample guest parking space as well as access to the integrated double garage. There are pretty and well maintained west facing gardens to the rear of the house, mainly laid to lawn, but also featuring an abundance of mature shrubs, trees and hedging which provide a pleasant sense of seclusion. There is a wide paved terrace stretching across the rear of the house, and a further paved area to one side of the lawn, both beautifully appointed for outdoor entertaining, dining and relaxation.

Tenure:

Freehold

Local Authority:

Elmbridge Borough Council

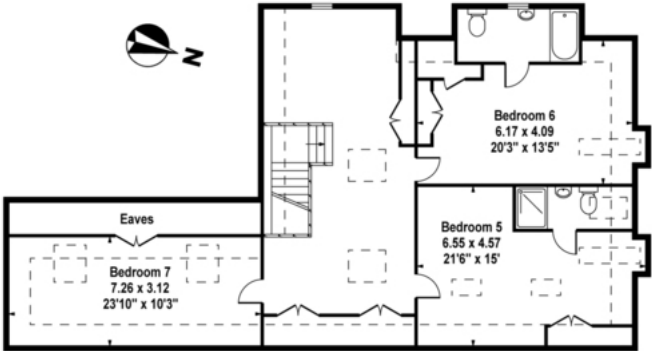
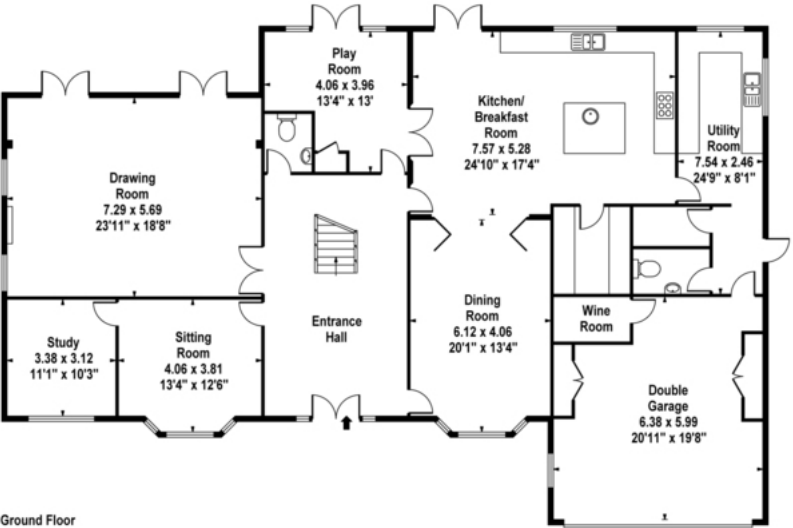
Viewing:

Strictly by appointment with Savills

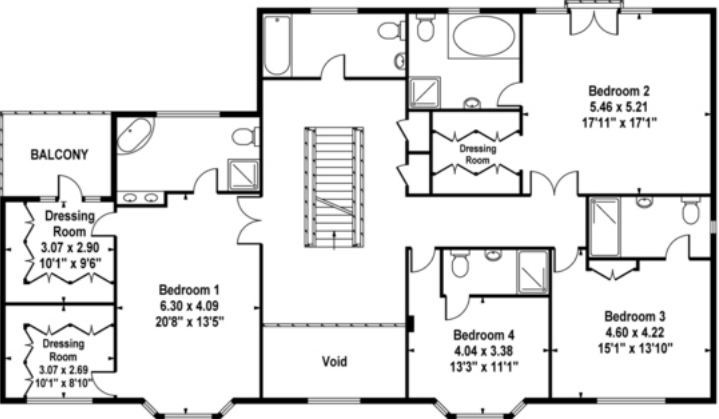


Littleworth Avenue

Gross internal area (approx.)
Total = 563 sq.m (6061 sq.ft)
Main House = 528 sq.m (5680 sq.ft)
Garage = 35 sq.m (381 sq.ft)
For Identification Only. Not To Scale.
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Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	74
(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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