



COTTAGE WITH STYLISH INTERIOR

6A Winterdown Road, Esher KT10 8LJ

Freehold

savills



Open plan living/dining/kitchen space • Cloakroom/utility room • 2 bedrooms • Bathroom • Garden

Local information

This property is located in the picturesque West End village close to Garsons Farm and overlooking the idyllic duck pond and cricket green. Esher High Street is around 1 mile away offering an array of bars, restaurants, shops and boutiques, Everyman cinema and Waitrose supermarket.

The A3 and M25 are easily accessible providing routes to central London, Heathrow and Gatwick airports and both Esher and Hersham train stations are under 2 miles away providing regular and direct trains into London Waterloo.

The Elmbridge borough is popular with families as it offers an

excellent range of both state and independent schools.

About this property

Recently refurbished to an high standard this delightful cottage has been skillfully designed to provide magnificent open plan living throughout the ground floor. The interior and finishing touches are sleek and ultra-stylish.

You are welcomed in to the ground floor via a pretty covered porch to a large open plan living space which is made up of versatile living sections. The

kitchen which is ideally located in the middle comprises of a range of gloss units and contrast tiger walnut worktops with a central island housing an ceramic hob and pop up extractor and integrated appliances, and a wood burning stove creates a wonderful feature in this area. Beyond is the dining/ living room area with a wonderful glass roof feature in addition to the bi-folding doors which flood this space with an abundance of natural light and garden views. The front of the property lends itself to various possibilities including office space or a quiet



reading area where you can enjoy the views of the pond and green beyond. A cloakroom/utility cupboard which is a clever use of space completes this floor.

There are two bedrooms and an elegant bathroom on the second floor.

The rear garden has been designed to make the most of the sun with a decking area, a terraced area and lawned areas.

Tenure
Freehold

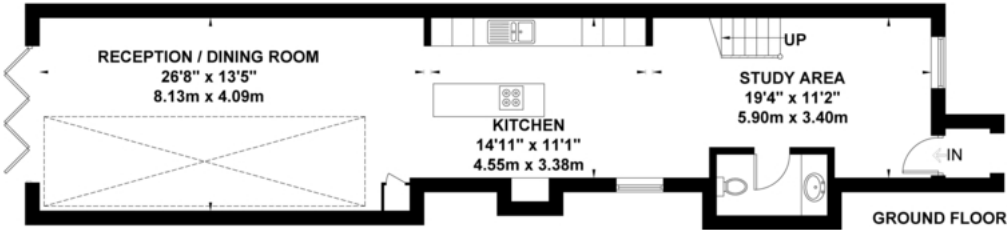
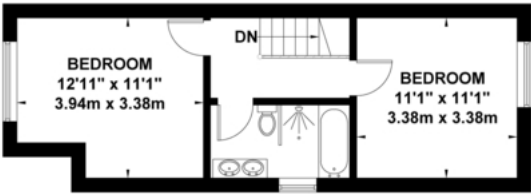
Local Authority
Elmbridge Borough Council

Viewing
Strictly by appointment with Savills



Winterdown Road, Esher

Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft



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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	61	71
(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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