



Wonderful family home in exclusive private estate

19 Clare Hill, Esher KT10 9NB

Freehold



3 reception rooms • Kitchen/breakfast room • 5/6 bedrooms • 3 bathrooms (one en suite) • Study • Utility room • South west facing gardens • Garage

Local information

Clare Hill is a highly sought after address with gated pedestrian access directly on to Esher High Street. There are excellent transport links with the A3, M25 and Heathrow and Gatwick airports located nearby and train links into Central London are provided at Esher train station and Claygate station with mainline services to Waterloo (23 minutes and 29 minutes respectively). Residents of Clare Hill also benefit from shared ownership of Claremont Park Golf Course giving them unrestricted access. The Elmbridge Borough offers an excellent selection of both state and independent schools. Sandown Racecourse is located in Esher and the world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

About this property

This delightful and attractive detached family home is set in an elevated position with exceptional views over Clare Hill and Claremont Park golf course beyond.

The entrance hallway, featuring spacious guest cloakroom, leads to the principal reception rooms including family room, dual aspect drawing room and impressive kitchen/breakfast room benefiting from an

attractive roof lantern filling the area with an abundance of light. The dining room is accessed via both the drawing room and kitchen and also benefits from attractive roof lanterns, as well as being triple aspect, giving a bright and spacious feel. Further ground floor accommodation includes a utility and larder, as well as an internal double garage with access to a wine room. The first floor accommodation comprises 4 bedrooms, Jack and Jill bathroom, family bathroom and study/bedroom 6. The impressive master bedroom suite with dressing room is located on the second floor.

Externally the property is surrounded by mature gardens giving privacy and seclusion. There is a paved terrace area adjacent to the house, with access from the dining room, giving an ideal setting for entertaining and al fresco dining. As well as the garaging there is ample parking for several cars.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = E

Viewing

Strictly by appointment with Savills or their joint agents.






Clare Hill, Esher

Approximate Gross Internal Area = 386.2 sq m / 4157 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		
(39-54) E	51	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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