



Picturesque home in the prestigious Claremont Estate

Mallards, 7 Claremont End, Esher, Surrey KT10 9LZ

Freehold

savills



4 reception rooms • Kitchen/dining room • Office
• 5 bedrooms • 3 bathrooms (2 en suite) • Double
garage • Summerhouse • Gardens with outdoor heated
pool

Local information

Claremont End is a delightful cul-de-sac situated within the beautiful Claremont Park Estate which features a fantastic 9 hole golf course. The estate has two entrances, one onto Claremont Lane with the other providing access on to the Portsmouth Road. It is close to Esher High Street with its array of shops, boutiques, bars, restaurants, an Everyman cinema and Waitrose supermarket.

Transport links into Central London are provided at Esher train station and Claygate station with mainline services to London Waterloo (23 minutes and 29 minutes respectively).

With its proximity to London and beautiful countryside, Surrey has always been a desirable place to live. It is a county of contrasts, where modern suburbs co-exist with beautiful scenery of hills and valleys, rivers and streams, hidden villages and ancient woodlands.

Esher sits on the old London to Portsmouth road, approximately 19 miles south-west of central London, and attracts loyalty from Londoners who move out for countryside air and some of the best schools in the country. Claremont Fan Court school is within very close walking distance from Mallards, with the ACS Cobham International School, Danes Hill in Oxshott and Notre Dame in Cobham all nearby.

Esher Commons have been designated a site of special scientific interest and cover 360 hectares of ponds, heath and woodland. They provide a superb area for walking, horse riding, bird watching, biking, dog walking and other outdoor recreational activities.

Other nearby interests include the world famous Hampton Court Palace, Bushy Park and Sandown and Kempton Park Racecourses.

About this property

Mallards is a charming family home boasting an abundance of character and is immaculately presented throughout with well balanced accommodation, ideal for modern day family living.

The spacious galleried entrance hall is laid with attractive wood flooring and also benefits from a guest cloakroom. To the right of the hall you will find the generous formal reception room with feature fireplace and bay window overlooking the stunning rear garden. A door also provides direct access to the garden. Adjacent you will find the formal dining room which also has a rear aspect and can be accessed from both the hall and from the fantastic open plan kitchen/dining room. The kitchen is a Smallbone hand painted kitchen boasting stylish wall and base mounted cabinetry, integrated appliances and granite worktops. The dining area overlooks the delightful gardens and opens out to the paved terrace through two French door



sets. A useful utility room is located off the kitchen and provides further storage facilities and external rear access. The remaining reception space on the ground floor includes a large double aspect family room, which provides access to an office and separate study.

On the first floor the impressive master suite comprises a dressing room fitted with bespoke solid wood wardrobes and drawers and en suite bathroom with traditional style sanitary ware including bath and separate shower. There is a further bedroom suite (with en suite shower room and fitted wardrobes), three further bedrooms and a well appointed family bathroom.

Externally the property sits on a south facing plot of 0.78 acres. The well kept rear garden is stunning and boasts a magnificent outdoor heated swimming pool surrounded by an attractive sun terrace. Adjacent to the pool is an impressive summer house, ideal for relaxing in the shade or changing for the pool. The garden has a sprawling lawn area which is bordered by an array of mature trees and shrubs to create a private and secluded setting. Other features includes a rockery with pond and a large terrace area directly behind the house ideal for outdoor entertaining or al fresco dining. To the front the property is approached via a large driveway providing parking for several cars in addition to a double garage. There is also a pretty front garden featuring a lawn with trees, shrubs and plants.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

Strictly by appointment with Savills





Claremont End, Esher

Approximate Gross Internal Area = 332.3 sq m / 3576 sq ft

Garage = 31.3 sq m / 336 sq ft

Summer House = 21.3 sq m / 229 sq ft

Total = 385.2 sq m / 4141 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(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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