



Set in premier private road and with stunning garden

**Chestnut Gate, 50 New Road, Esher, Surrey KT10 9NU**

Freehold





3 reception rooms • Kitchen/breakfast room • Study •  
4 bedrooms • 2 bathrooms • Utility & guest cloakroom  
• Garage • Garden

#### Local information

New Road is a premier sought after private road located close to Esher High Street with its array of shops, boutiques, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. Further shopping facilities, theatres and cinemas can be found in Kingston upon Thames (5 miles) and Guildford (14 miles).

The property is also conveniently located for Claygate and Esher stations (0.9 and 1.0 miles respectively) which provide direct train services to London Waterloo (from Esher in around 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.

Sandown Racecourse is located in Esher, with racing also available at Kempton Park. The world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

#### About this property

This detached property sits in an enviable position within this sought-after private road and enjoys wonderful views over the cricket green. Whilst beautifully presented, this fantastic, spacious and well-proportioned

home would benefit from some modernisation. An attractive covered pillared porch leads you into the large entrance hall where you will find the sitting room to the left. This dual aspect room boasts delightful views over the cricket ground to the front with an elegant fireplace providing a focal point. Glazed doors lead to the generously proportioned dining room adjacent which benefits from direct garden access. From here you can also access the kitchen/breakfast room. The kitchen boasts an ample range of wall and base units with integrated appliances. The family room beyond is bright and spacious with doors opening on to the terrace. The useful study positioned at the front of the property offers a range of built in cupboards and views over the green can be enjoyed from here. Completing the accommodation on this floor is a useful utility room which also provides access to the garage and there is a separate guest cloakroom.

Accommodation on the first floor comprises master bedroom with a range of built in wardrobes and en suite bathroom. There are three further bedrooms, all with built in storage and one benefiting from a vanity basin. Completing this floor is a family shower room.

Externally to the rear the property boasts beautifully designed landscaped south facing gardens with an abundance of well-stocked flower beds and mature trees,





including a beautiful monkey puzzle, and an array of shrubs providing a great deal of seclusion. There is a wonderful timber summer house which provides an ideal spot to sit and enjoy the glorious surroundings. A large terrace is perfect for entertaining and dining al fresco. To the front is a lawned area with mature flower beds and hedging. In addition to the double length garage there is ample off-street parking.

**Tenure**  
Freehold

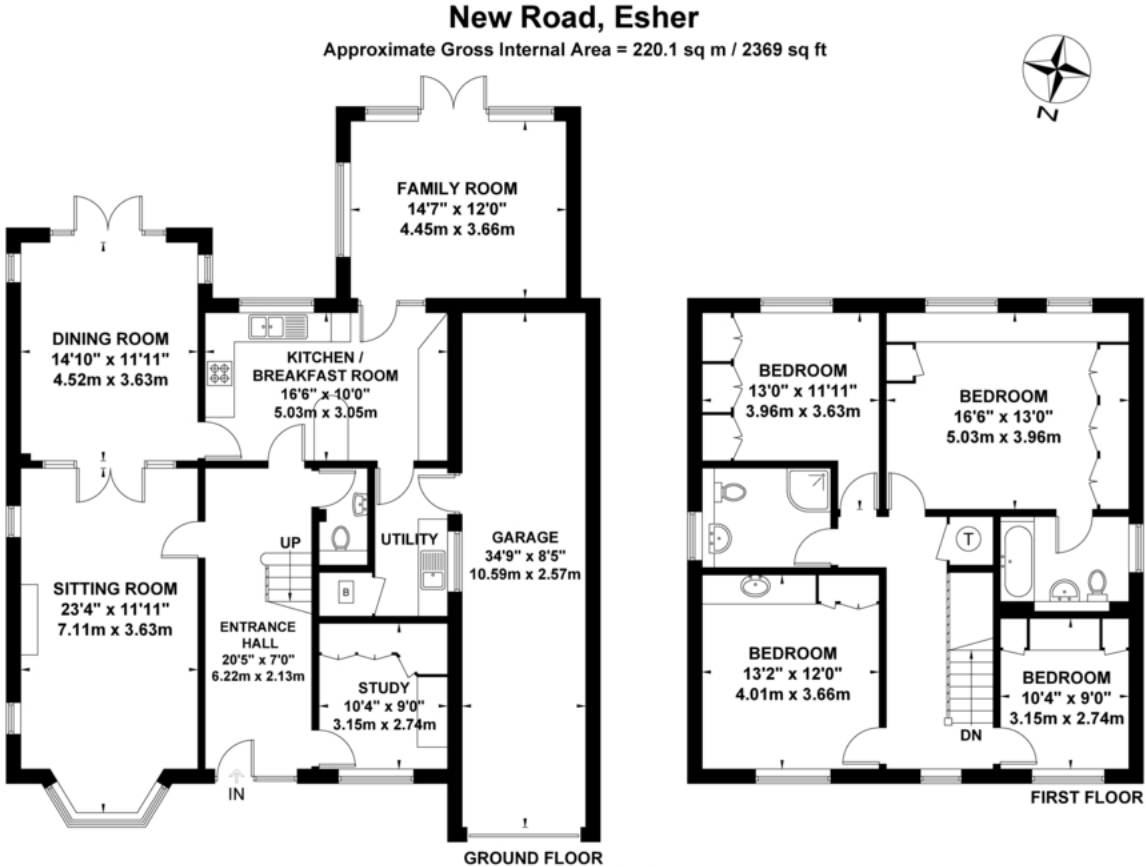
**Local Authority**  
Elmbridge Borough Council

EPC rating = Awaiting EPC

**Viewing**  
Strictly by appointment with  
Savills

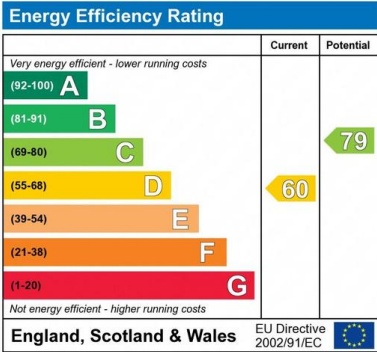






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