



Delightful detached home in popular location

16 Ember Lane, Esher, Surrey KT10 8ER

Freehold



Reception room • Kitchen • Dining room • 4 bedrooms
• Bathroom • Loft room • Garage • Garden with
summer house

Local information

This attractive detached family home is located close to the local amenities of Esher in the desirable Ember Lane area. Esher train station is just 0.3 miles away and provides regular and direct trains to London Waterloo from 23 minutes. Esher High Street is just 1.2 miles away and offers an array of boutiques, shops, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. The Elmbridge Borough is very popular with families due to the excellent choice of both state and private schools in the area.

About this property

This delightful home boasts period features including wonderful high ceilings and ornate stained glass windows creating a bright and spacious family home. The property is well presented throughout yet offers scope for extension if desired. The stylish living room has a front aspect with a beautiful bay window and features a gas controlled wood burner with stunning surround. To the rear of the home you will find the delightful dining room which is open plan to the kitchen, perfect for modern day living. The dining area enjoys direct garden access and the kitchen is fitted with ample wall and base mounted cabinetry, granite worktops and integrated appliances. Located off the kitchen is a useful utility area, guest cloakroom and access to the garden. The master bedroom is located at the front of the property and benefits from a

range of built in wardrobes. There are three further bedrooms on this floor with bedroom three featuring a staircase up to a versatile loft room. This room also benefits from plenty of surrounding eaves storage. A beautiful and well-appointed family bathroom completes the accommodation on the first floor. Externally to the front is a large driveway providing ample parking for two cars. From here side access leads to a good sized landscaped rear garden. There is a raised decked terrace directly behind the house, perfect for al fresco dining. The lawned area is bordered by an array of mature trees, shrubs and hedging creating a secluded setting. At the rear of the garden you will find another terrace area which is paved and includes a summer house. The property benefits from a garage which is located beyond the garden and a service road provides vehicular access.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = E

Viewing

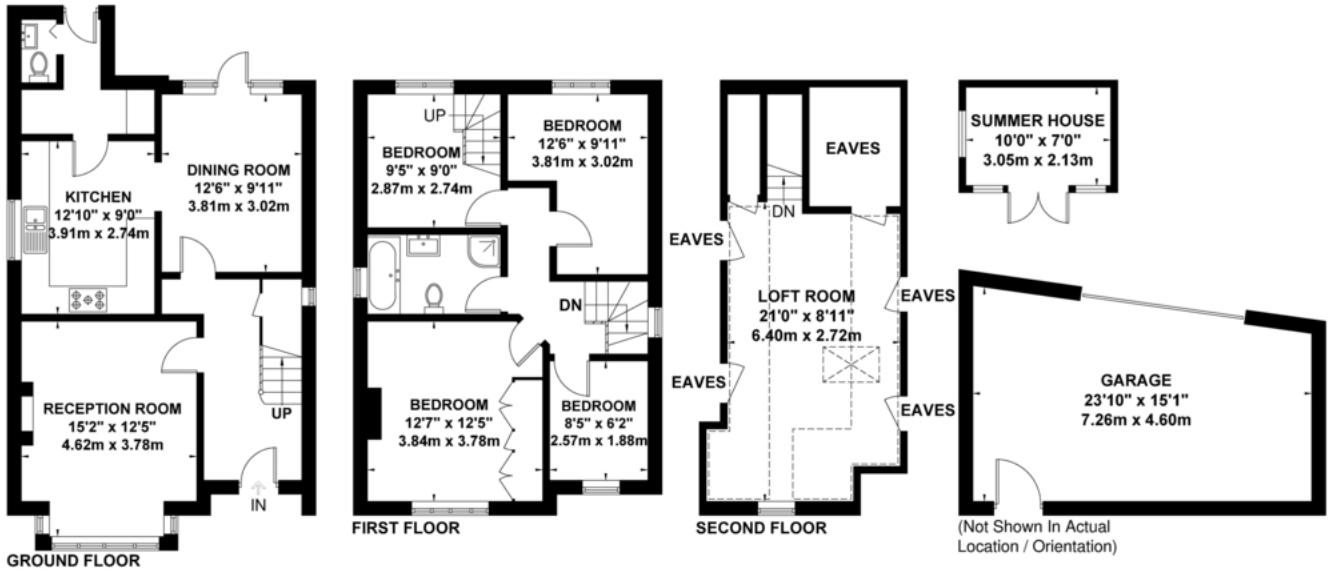
Strictly by appointment with Savills





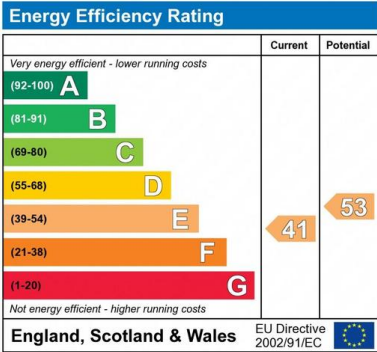
Ember Lane, Esher

Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft
Garage = 29.7 sq m / 319 sq ft
Summer House = 6.5 sq m / 70 sq ft
Total = 175.4 sq m / 1887 sq ft



Exposure House © 2020
www.exposure.house

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.



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02029011 Job ID: 145603 User initials: KMS