



Wonderful home with stunning south facing garden

6 Copsem Drive, Esher KT10 9HD

Freehold

savills

3 reception rooms • Kitchen/breakfast room • Utility room • Cloakroom • 5 bedrooms • 3 bathrooms (2 en suite) • Stunning gardens • Garage and off-street parking

#### Local information

This property enjoys a secluded position in a delightful private and gated cul-de-sac. Copsem Drive is less than 1 mile from the centre of Esher which boasts an array of shops, boutiques, bars, restaurants, an Everyman cinema and Waitrose supermarket. The larger towns of Kingston upon Thames and Guildford are easily accessible and provide more extensive shopping and entertaining activities. The area has exceptional road links from the A3 and M25 and regular rail services operate from the mainline stations of Esher and Claygate with journey times to London Waterloo from 23 and 29 minutes respectively. The choice of schooling in the area is exceptional with a wide ranging selection of independent and state schools.

#### About this property

This well presented family home provides spacious and light-filled accommodation throughout having been extended a number of times. You are welcomed into a generous entrance hall benefiting from a guest cloakroom and Amtico flooring which continues through most of the ground floor. The property boasts three well-proportioned reception rooms all enjoying a rear aspect with two featuring French doors providing direct garden access. The dual aspect kitchen/breakfast room is located

at the front of the house and offers a range of wall and base mounted cabinetry, breakfast bar, integrated appliances and ample space for a dining table and chairs. External access can be found to the side and a utility room is just off the kitchen with direct garden access. Completing the ground floor accommodation is a bedroom with en suite shower room, ideal for guests or an au pair. On the first floor the principal bedroom benefits from a large en suite bathroom and a range of fitted wardrobes. There are three further bedrooms and a family bathroom with separate wc on this floor.

Externally the property has a block paved driveway to the front offering off-street parking in addition to a garage. To the rear is a simply stunning landscaped south facing garden which is bordered by mature trees and shrubs creating a wonderfully private and secluded setting. The garden boasts an expansive lawned area which includes a fantastic putting green. Directly behind the house is a paved patio area ideal for alfresco dining featuring an array of plants and flowers and a summer house. The property offers fantastic potential to extend to the rear (STPP).

#### Tenure

Freehold

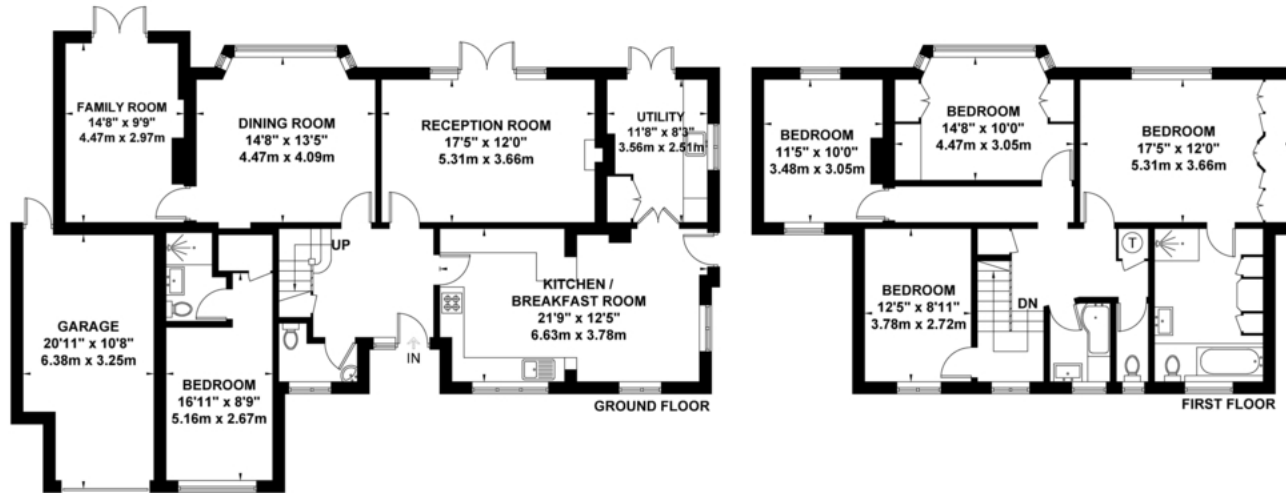






### Copsem Drive, Esher

Approximate Gross Internal Area = 204.7 sq m / 2203 sq ft  
 Garage = 18.9 sq m / 203 sq ft  
 Total = 223.6 sq m / 2406 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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