



## Delightful detached family home close to station

**2 Orchard Gate, Esher, Surrey KT10 8HY**

Freehold





3 reception rooms • Kitchen/breakfast room •  
Conservatory • 5 bedrooms • 2 bathrooms • Garage •  
Workshop • Gardens

#### Local information

Orchard Gate is in a popular residential cul-de-sac located just half a mile from Esher station which provides regular and direct train services into London Waterloo in around 23 minutes. No. 2 occupies a quiet position and is close to the public footpath at the end of the road which leads to Ember Lane, a useful shortcut to the station. There are several convenience shops located close to the property but for a larger selection both Esher and Thames Ditton High Streets are just 1.2 miles away (in opposite directions) and offer an array of boutiques, shops, bars and restaurants, with Esher also having an Everyman cinema and Waitrose supermarket. The Elmbridge Borough has an excellent choice of both state and independent schools including Esher Church School, Shrewsbury Lodge, Claremont Fan Court, and Hampton House School.

#### About this property

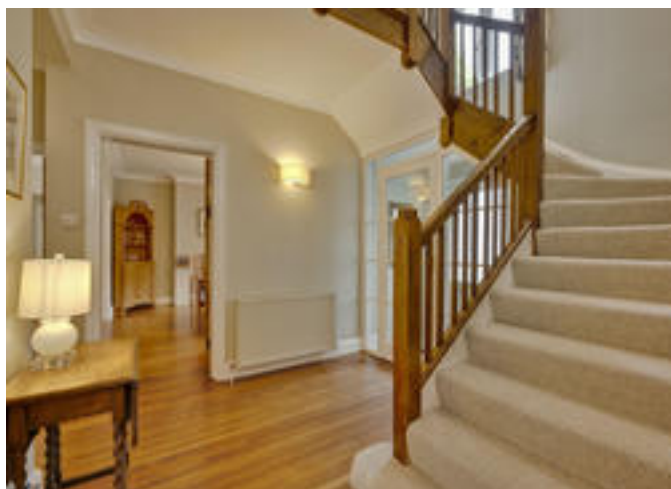
This attractive period home offers substantial accommodation arranged over two floors. You are welcomed into a useful porch with storage cupboard where a glazed door opens into the entrance hall which benefits from a guest cloakroom and striking wood flooring. The property is well presented throughout and high ceilings create a spacious living environment. To the front of the property the wood flooring continues into the dual aspect dining room. On the opposite

side of the hall you will find the study featuring bespoke built in shelving and cabinetry. At the rear of the house lies the spacious reception room which has a wood burning stove and French doors providing direct garden access. Adjacent is the fitted kitchen offering ample wall and base mounted cabinetry, breakfast island and range cooker. From here double doors open into a wonderfully bright conservatory offering panoramic views and access to the garden. A utility room and pantry located off the kitchen completes the ground floor accommodation. On the first floor there are five good sized bedrooms, with one benefiting from an en suite bathroom, and a well-appointed family bathroom with separate bath and shower. Externally the property has a pretty garden to the front with an array of plants and shrubs. A driveway provides off-street parking in addition to a single garage. There is gated side access to the rear where you will find a beautiful landscaped garden featuring an abundance of shrubs and trees creating a private and secluded setting. The garden is mainly laid to lawn and has a paved patio directly behind the house, ideal for al fresco dining and entertaining. A useful workshop adjoins the garage and both can be accessed from the garden.

#### Tenure

Freehold

EPC rating = C

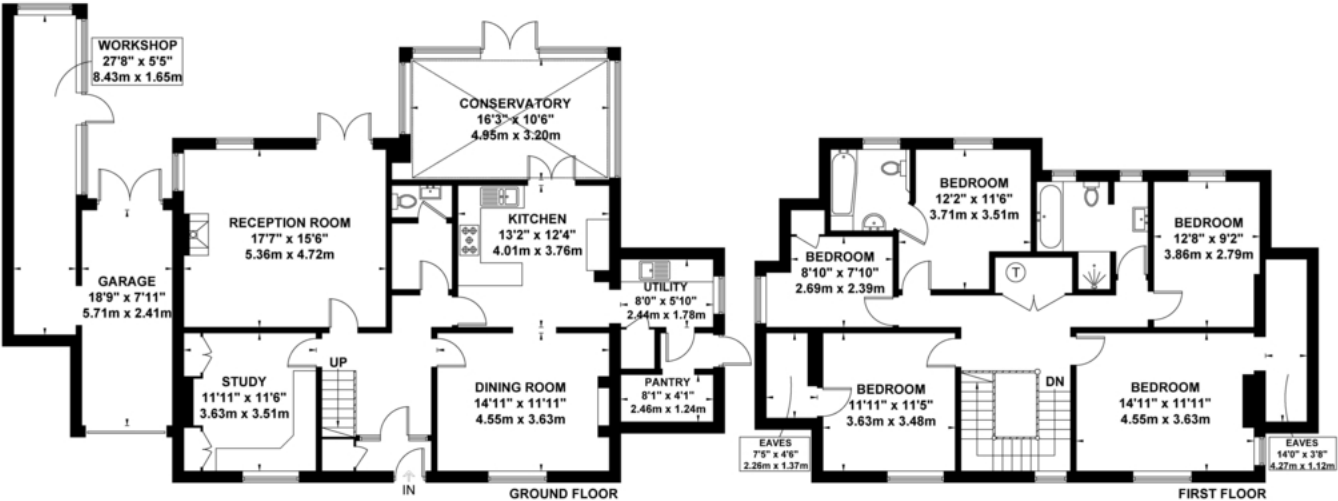







Orchard Gate, Esher

Approximate Gross Internal Area = 219.4 sq m / 2361 sq ft  
Garage & Workshop = 28.1 sq m / 302 sq ft  
Eaves = 7.2 sq m / 77 sq ft  
Total = 254.7 sq m / 2740 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	79
EU Directive 2002/91/EC		

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