



Well presented family home with large detached studio

17 Hinchley Way, Esher, Surrey, KT10 0BD

Freehold

savills



2 reception rooms • Kitchen/dining room • Office area •  
4 bedrooms • Family bathroom • Shower room •  
Garage • Garden with detached studio

#### Local information

Hinchley Wood is a leafy residential village popular with families and commuters. Hinchley Way is about 0.7 miles from Hinchley Wood station (providing regular and direct trains to London Waterloo in around 30 minutes) and Hinchley Wood parade where there are convenience shops and services. Kingston upon Thames is just under 4 miles away offering a more extensive shopping centre. Hinchley Wood is also conveniently located for excellent road links to both London and the Surrey countryside as the A3 is located just over a mile away. The Elmbridge Borough is popular with families as it offers an excellent range of both state and independent schools including Hinchley Wood School (0.5 miles) which is currently rated by Ofsted as 'outstanding'.

#### About this property

This detached family home offers spacious and versatile accommodation throughout with the opportunity for extension into the loft (STPP). The entrance hall is spacious featuring attractive wood panelling and includes a guest cloakroom. The property boasts two generous reception rooms with the front aspect room enjoying a large bay window and gas fire. The second is situated in the centre of the home and is open plan to the kitchen/dining room which is located at the rear of the property. The kitchen is fitted with an ample range of wall and base mounted cabinetry, integrated appliances and an

island and has a separate utility room. The dining area enjoys views over the garden as well as access through two sets of French doors. Leading off the dining area is a useful space which is ideally set up as a home office. Completing the ground floor accommodation is an integral garage.

On the first floor you will find four well proportioned bedrooms. Serving these is a family bathroom, a separate shower room and an additional wc.

Externally the property is set behind private gates and has a large driveway to the front providing ample off-street parking. To the rear is a well-maintained garden featuring a fantastic detached studio/summer house ideal as a home office or gym. The garden has a lawn area as well as a decked terrace directly behind the house, perfect for al fresco dining.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

EPC rating = E

#### Viewing

Strictly by appointment with Savills

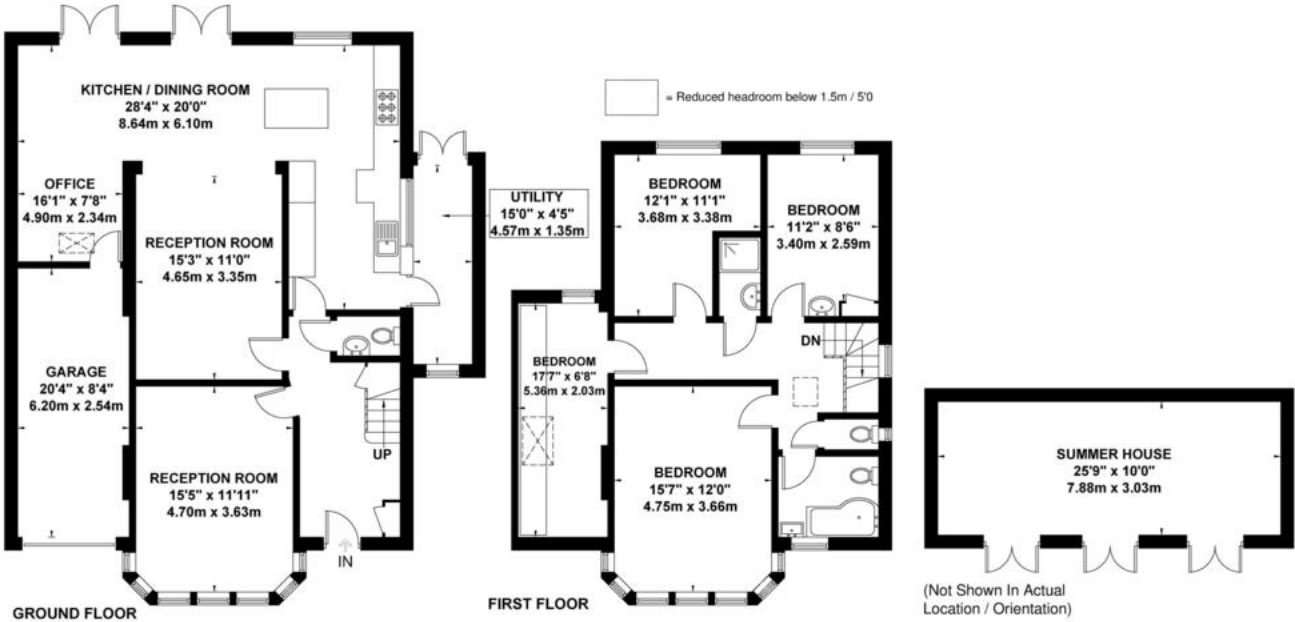






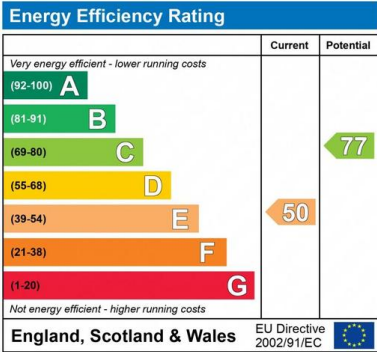
Hinchley Way, Esher

Approximate Gross Internal Area = 179.2 sq m / 1929 sq ft  
Summer House = 23.9 sq m / 257 sq ft  
Total = 203.1 sq m / 2186 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.



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