



Attractive period home with versatile accommodation

28 Milbourne Lane, Esher KT10 9EA

Freehold

savills

Living/dining room • Family room • Kitchen • Study • 3 bedrooms • 2 bathrooms • Garage • Garden

Local information

Milbourne Lane is a popular residential road in Esher and is about 0.7 miles from Esher town centre with its shops, boutiques, bars and restaurants, an Everyman cinema and Waitrose supermarket. It is also within close proximity of Claygate with its village shops and station just 0.7 miles away, providing regular trains to Waterloo in 34 minutes. Esher station is 1.3 miles away offering faster trains to Waterloo in just 23 minutes. The nearby A3 provides direct road access to central London and Heathrow and Gatwick airports via the M25. Esher has a superb choice of schools including Esher Church School, Hinchley Wood School, Shrewsbury Lodge School and Claremont Fan Court School.

About this property

This elegant Victorian villa retains much of its period charm and, having been extended, it offers versatile accommodation throughout. On the ground floor you will find the double length living/dining room with attractive bay window, feature fireplace and double doors leading you through to the open plan kitchen/family room. This is a fantastic space, ideal for modern day family living. The kitchen, which can also be accessed from the hallway, is fitted with ample wall and base mounted cabinetry, integrated appliances and is open plan to the generous family room which provides an ideal space for relaxation. French doors open out to the delightful south facing garden creating a wonderful indoor/outdoor living

space. Off the family room you will find a charming dual aspect study which has a useful shower room adjacent making the area ideal for a guest or au pair, if required. Completing the accommodation on this floor is an integral garage which can be accessed from the conservatory.

On the first floor there are two generous bedrooms, both with stylish built in cupboards, and a family bathroom with a bath and separate shower.

On the second floor there is an impressive further bedroom with built in wardrobes and eaves storage.

Externally the property has a driveway to the front providing parking for several cars in addition to the garage. To the rear is a lovely garden which is mainly laid to lawn and bordered by an array of mature trees and shrubs providing a secluded setting. There is a paved patio directly behind the house, ideal of al fresco dining. Please note that these photographs are older than six months.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

EPC rating = E

Viewing

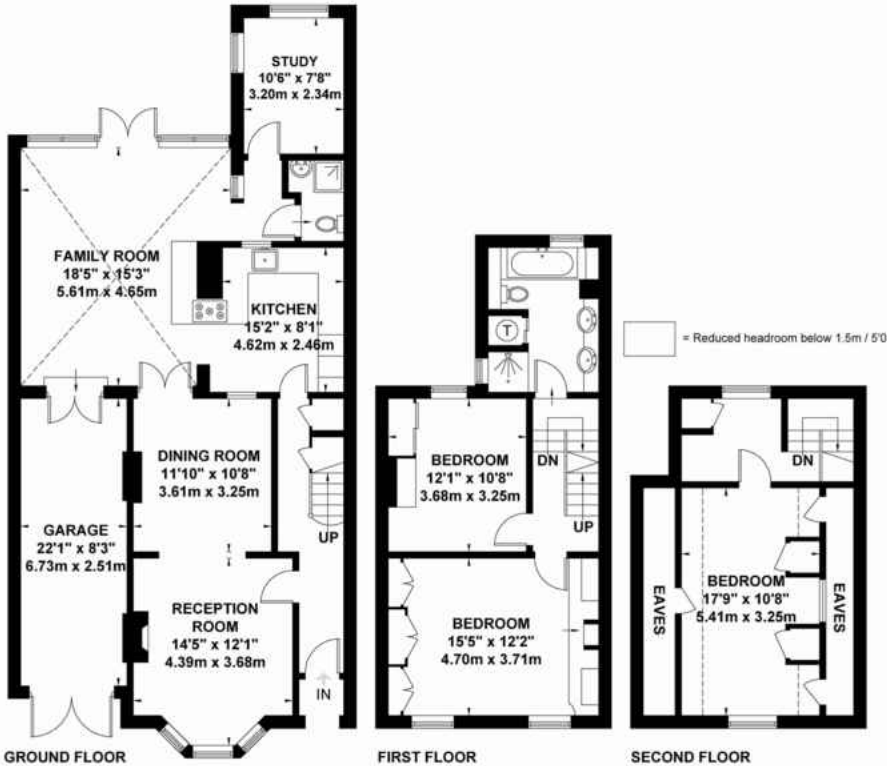
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Milbourne Lane, Esher

Approximate Gross Internal Area = 178.6 sq m / 1992 sq ft
(Including Garage & Excluding Eaves)



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

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