



Delightful and modern home in 'West End Village'

7 Winterdown Gardens, Esher, Surrey KT10 8NB

Freehold



2 reception rooms • Kitchen/ dining room • 4 bedrooms
• 2 bathrooms (1 en suite) • 1 cloakroom • Double
garage • Garden

Local information

This property is located in the heart of the picturesque 'West End Village' with its idyllic duck pond, cricket green, woodland and Garsons Garden Centre and Farm Shop. Esher High Street is around 1 mile away offering an array of bars, restaurants, shops and boutiques, Everyman cinema and Waitrose supermarket. Both Esher and Hersham train stations are under 2 miles away providing regular and direct trains into London Waterloo. The Elmbridge borough is popular with families as it offers an excellent range of both state and independent schools.

About this property

This delightful and modern family home is beautifully presented throughout its 3 floors. On the ground floor the welcoming hallway, with guest cloakroom, leads to the principal reception room which enjoys a bay window with front aspect and a contemporary feature fire place. To the rear is the impressive open plan kitchen/dining/living area which boasts a range of modern units, integrated appliances, a central island with induction hob and views of and direct access to the garden. The kitchen leads to the bright living area which benefits from a dual aspect with sliding doors again providing direct access to the garden.

The first floor comprises of 3 double bedrooms. The principal bedroom suite features built in storage and an en suite shower room. The two other double

bedrooms also offer built in storage and share use of the beautifully appointed family bathroom which includes a free standing bath and a shower. On the second floor is a further spacious bedroom/games room and useful eaves storage. There is planning permission in place to create 2 rear dormer windows should prospective buyers wish to do so (Elmbridge planning application no. 2015/0021).

Externally to the rear is a fabulous garden bordered by mature trees and shrubs providing privacy and seclusion. There is also a paved terrace ideal for al fresco dining. Accessed from the garden is the double garage which provides secure parking and storage.

Tenure

Freehold

Local Authority

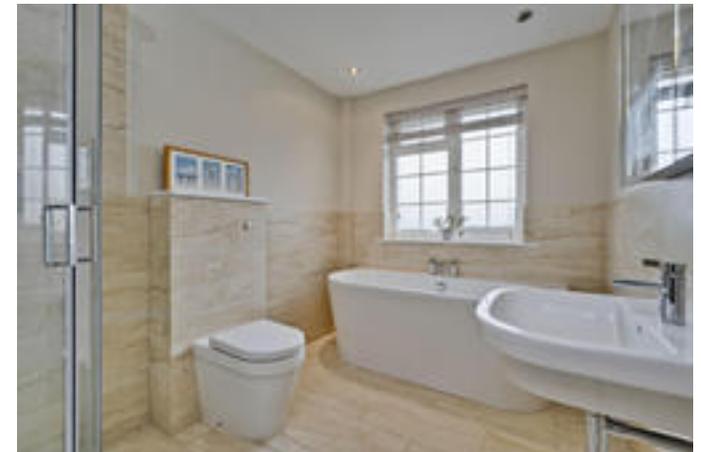
Elmbridge Borough Council

EPC rating = C

Viewing

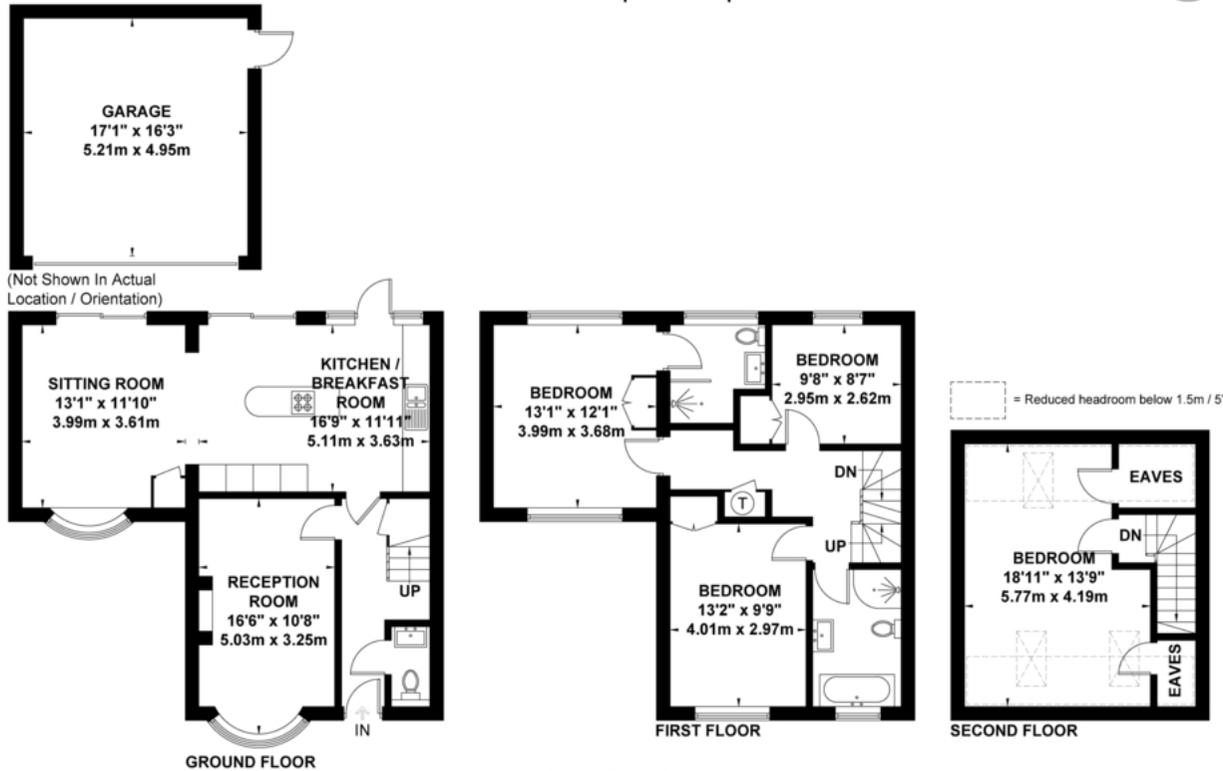
Strictly by appointment with Savills





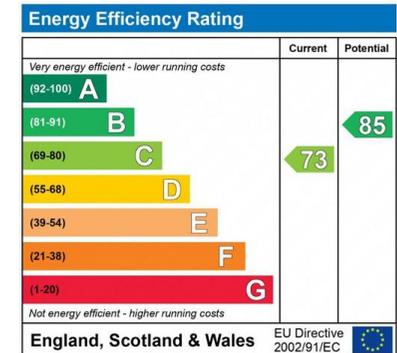
Winterdown Gardens, Esher

Approximate Gross Internal Area = 147 sq m / 1582 sq ft
Garage = 25.7 sq m / 276 sq ft
Total = 172.7 sq m / 1858 sq ft



Exposure House © 2021
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. 12023090 Job ID: 149106 User initials: TDS