



Substantial home with impressive west facing garden

57 Grove Way, Esher, Surrey KT10 8HQ

Freehold





Reception room/ Dining room • Orangery/ Family room  
• Open plan Kitchen/ Dining/ Living space • 6  
Bedrooms • 5 Bathrooms (4 en suite) • Gym and Study  
• Garden • Off-street parking

#### Local information

The property is situated in one of Esher's most popular roads, convenient for Esher Station which is just 0.7 miles away, providing a regular train service to London Waterloo (from 23 minutes) making it ideal for commuters. The River Thames and Bushy Park are all easily accessible. Esher High Street is about 1.5 miles away and offers a cinema, several coffee shops, a Waitrose supermarket, as well as a great range of restaurants and bars. For more comprehensive shopping, Kingston upon Thames is just a short drive away.

Elmbridge Borough offers a fine selection of state and independent schools making the area perfect for families.

#### About this property

57 Grove Way is a spacious family home offering well presented accommodation arranged over 3 floors. You are welcomed into a large entrance hall with guest cloakroom. There is underfloor heating which extends to most of the ground floor accommodation. To the right of the hall is the dining room with attractive wood panelling, feature arch windows and a working gas fire with stylish surround. The fantastic sized reception room is opposite and also features a working gas fire. The reception room flows round to the impressive open plan kitchen/breakfast/dining room creating a fantastic living space which is flooded with an abundance of natural light. The kitchen is fitted with ample wall

and base mounted cabinetry, a breakfast island with further storage facilities and French doors provide access to the gardens. An orangery is located off the reception room and is an excellent, versatile space which could be used as a play room, office or TV room and benefits from bi fold doors opening directly onto the garden. On the first floor are 5 well-proportioned bedrooms, the smallest of which is currently used as a study. The principal suite is a fantastic size and benefits from an en suite bathroom. 2 other bedrooms benefit from en suite bathrooms, while a family bathroom is also located on this floor. On the second floor is a further spacious bedroom, study and a modern en suite bathroom.

Externally there is a carriage driveway providing ample parking for several cars. The attached garage has been converted into a gym which is accessed at the rear; it also includes a large storage space. To the rear is a stunning west facing garden benefiting from an irrigation system. The garden has been beautifully landscaped and offers outdoor entertaining space, a good sized lawn area, water feature and a cleverly hidden children's play area. NB these photos were taken over 6 months ago.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

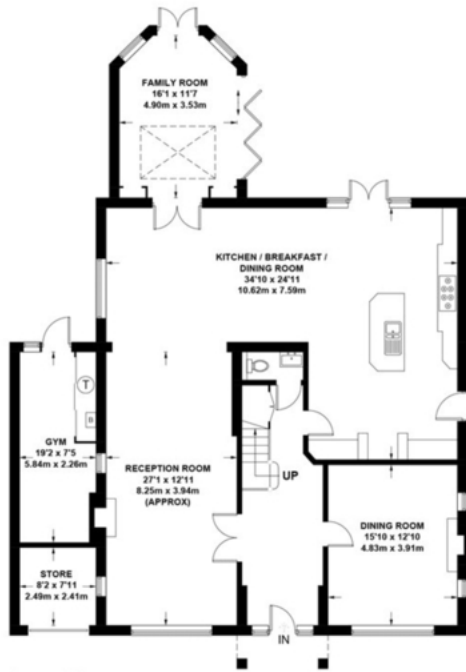






## Grove Way, Esher

Approximate Gross Internal Area = 356.9 sq m / 3842 sq ft  
Outbuilding = 18.8 sq m / 202 sq ft  
Total = 375.7 sq m / 4044 sq ft



Ground Floor



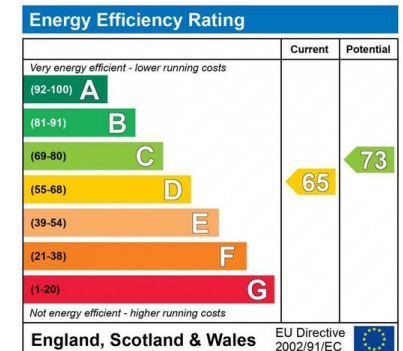
First Floor



Second Floor

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