



Magnificent property in sought-after road

White Gable, 17 Sandown Road, Esher, Surrey KT10 9TT

Freehold



3 reception rooms • Drawing and orangery room •
Open plan kitchen/ family room • 5 bedrooms • 4
bathrooms • Double garage • Garden • Swimming pool

Local information

The property is situated just 0.2 miles from Esher high street where you will find an array of shops, boutiques, bars and restaurants, an Everyman cinema and a Waitrose supermarket. More extensive shopping and amenities can be found in Kingston upon Thames (5 miles) and Guildford (14 miles).

Claygate and Esher train stations are both 0.9 miles away and provide regular and direct trains into London Waterloo (from Esher in 23 minutes). Esher lies about 15 miles to the south west of central London and the A3 is a short drive away, providing direct access to the M25.

The Elmbridge Borough offers an excellent selection of both state and independent schools. Sandown Racecourse is located in Esher and the world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

About this property

This stunning and beautifully presented family home provides spacious accommodation over three floors. This house has been skilfully designed to retain its period essence but blended with modern day living creating a wonderful family home. A beautiful entrance porch with Tudor style wood door welcomes you into an entrance hall. The magnificent reception hall with balconied landing leading you to all main rooms comprises a stylish fireplace, feature glass wall, attractive wood flooring and

panelling.

Adjacent to the reception hall, beautiful wood double doors open to the expansive drawing room with another striking fireplace, dual aspect providing beautiful rear garden views and making this room a wonderful focus point. A less formal reception room, ideal as a sitting room or games room sits just behind the drawing room. The splendid open plan kitchen/ family/dining room is located just behind the reception hall. The kitchen provides an abundance of modern units, integrated appliances, black granite worktops and a central island/ breakfast bar. A large separate utility room with sink and wc can be accessed from here. There is a good sized family room adjacent to the kitchen and comprises a contemporary bespoke built in bar. This then leads to the spacious orangery/ dining room at the rear creating the perfect space for modern day family living as well as entertaining and is flooded with natural light by a stunning glass apex roof above and two sets of French doors providing direct access to the patio and garden beyond. In addition there is a study with dual aspect to the front of the house, a guest cloakroom by the entrance hall, a double garage and a pool room with garden access complete the ground floor accommodation.





The attractive main staircase leads from the hall up to the first floor to a galleried landing. The imposing principal bedroom benefits from dual aspect and features a luxurious en suite bathroom with large walk in shower and freestanding bath, there is a dressing room with ample bespoke built in cupboards and has also a separate access. Bedroom two also benefits from dual aspect and built in cupboards. Bedroom three enjoys garden views and share the use of a modern bathroom with bedroom two.

On the second floor are two further bedrooms one of which has a large en suite with shower and bath. A further bathroom is accessed directly from the landing.

Externally the property is set behind a private electric gate. To the front of the house is a beautifully landscaped garden bordered with shrubs and plants and a large driveway providing ample parking for several cars as well as a double garage. To the rear of the property stairs lead down to the delightful garden which is bordered by an array of mature trees and shrubs providing privacy and seclusion, a large terraced area ideal for al fresco dining and entertaining. In addition to the family sized gardens there is also access to the stunning swimming pool area and pool room.

Tenure
Freehold

Local Authority
Elmbridge Borough Council

Viewing
Strictly by appointment with Savills



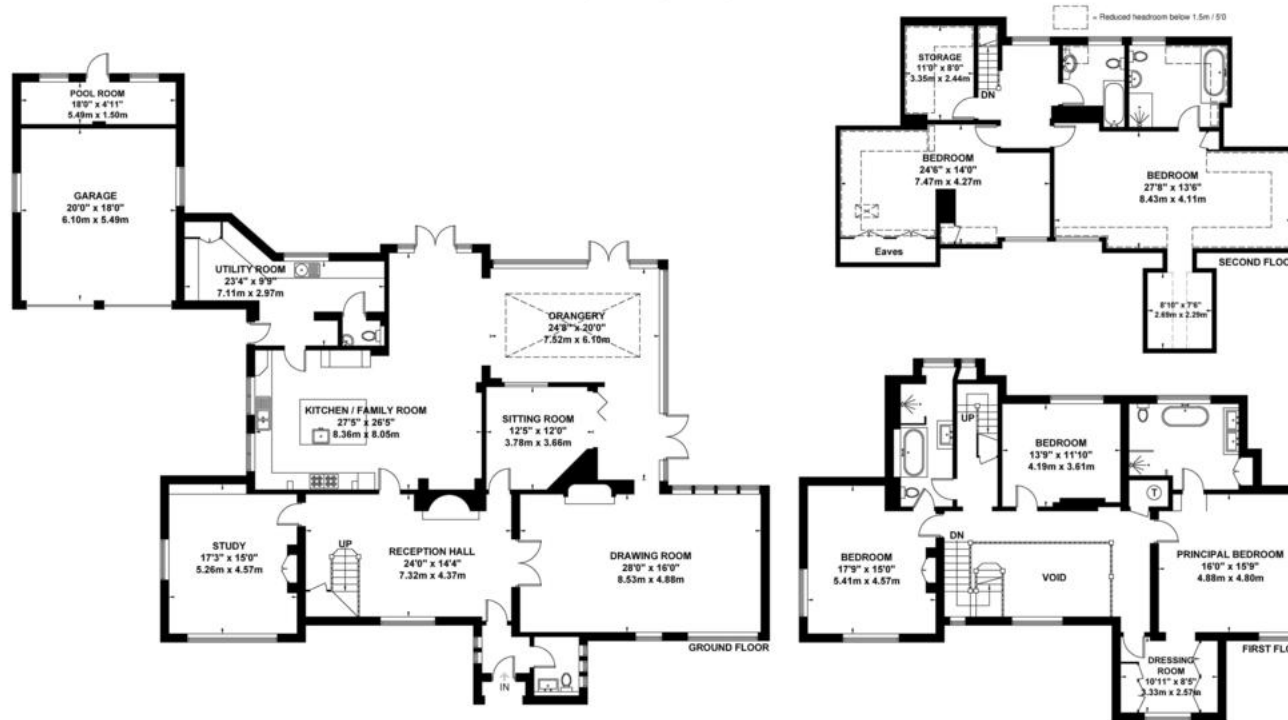






Sandown Road, Esher

Approximate Gross Internal Area = 476.5 sq m / 5129 sq ft
Garage / Pool = 42.7 sq m / 459 sq ft
Total = 519.2 sq m / 5588 sq ft
(Including Eaves)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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. 12027082 Job ID: 152876 User initials: TDS