



A stylish mews house located in a luxury development

The Coach House, 8 Broomhill Court, Esher Close, Esher, Surrey KT10 9LL

Freehold

savills

Reception room • Kitchen • 3 bedrooms • 3 bathrooms (3 en suites) • Study area • Communal gardens and swimming pool • Gymnasium complex and private terrace • 2 allocated parking spaces

Local information

Broomhill Court is an imposing and elegant property, conveniently situated on a private residential road within a very short distance of the shops, restaurants and other amenities of Esher High Street.

The property sits within a gated development with secure parking and lies 1.3 miles from the mainline train station at Esher (regular service to London Waterloo from 23 minutes).

The A3 is less than 2 miles away providing access to central London and the motorway network.

The Elmbridge area also offers an excellent choice of state and independent schools.

About this property

This stylish three bedroom home is set over three floors and forms part of a development within an impressive converted period building. The property also benefits from a comprehensive concierge and caretaker service.

You are welcomed via a spacious entrance hall into reception room with wooden flooring, feature fireplace and French doors leading onto a large private terrace perfect for entertaining outdoors. There is also space for a formal dining table. To the front, a modern kitchen features a range of appliances, stone worktops and wall and base gloss style cabinetry. A guest cloakroom completes the

accommodation on the ground floor.

The lower ground floor features two en suite bedrooms. Bedroom two enjoys a fitted wardrobe and an en suite bathroom with both shower and bath and two wash basins. Bedroom three also enjoys a modern en suite, a fitted wardrobe and front aspect – this is utilised as a second reception room. A versatile study area with ample storage room sits by the landing and provides external access.

The top floor comprises the principal bedroom suite with front aspect, dressing room and en suite bathroom with bath, separate shower and twin basins.

The property enjoys beautiful, well-kept communal gardens and a communal swimming pool and gymnasium complex for the use of the residents. It is set behind private electric gates and benefits from two allocated parking spaces.

Tenure

Freehold

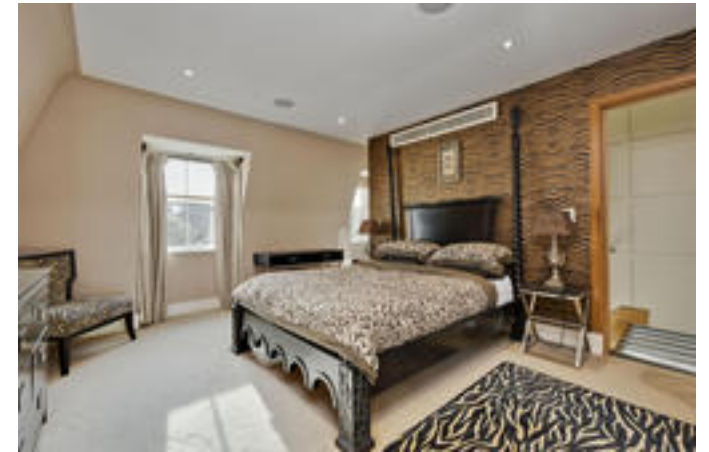
Local Authority

Elmbridge Borough Council

Viewing

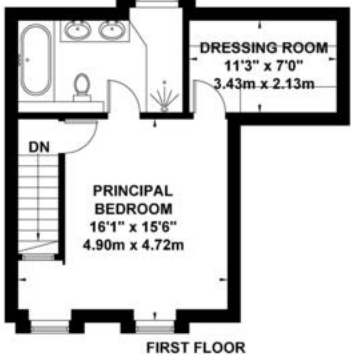
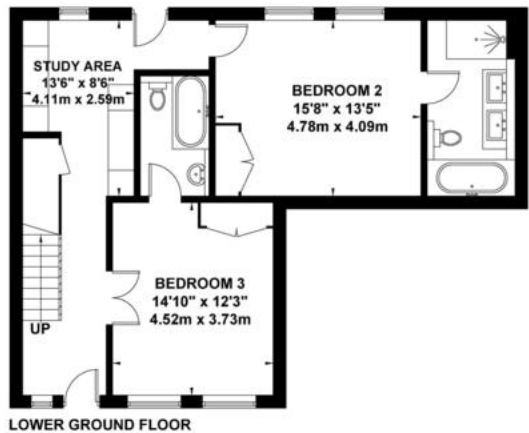
Strictly by appointment with Savills






Esher Close, Esher

Approximate Gross Internal Area = 171.53 sq m / 1846 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Exposure House © 2022
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. 22024010 Job ID: 157979 User initials: TDS

