



## Beautifully presented character home

Hill Thatch, 34 Lammas Lane, Esher, Surrey KT10 8PD

Freehold









Reception room • Open plan kitchen/dining room • 4 Bedrooms • 3 bathrooms (1 en suite) • Utility room and cloakroom • Detached annex • Garden • Off-street parking

#### Local information

Hill Thatch is conveniently positioned just 0.4 miles from the centre of Esher with its enviable selection of shops, boutiques, restaurants, bars, Everyman cinema and Waitrose. Esher's attractive village green is also just 0.3 miles away.

Transport links into Central London are provided at Esher station (1.3 miles away) with regular and direct mainline services to London Waterloo from 23 minutes. The A3 is also accessible, providing road access to Central London and access to the M25 and the wider motorway network.

The Elmbridge Borough is popular with families as it offers a wide range of excellent state and independent schools.

#### About this property

This impressive family home is approached via a large carriage driveway and is set behind attractive planting which offers good screening and privacy.

The property is beautifully presented throughout and offers versatile accommodation across two floors.

The large entrance hall features a guest cloakroom, built in cupboard, sensor lights and attractive wood flooring which continues throughout the formal double aspect reception room to the right. This room is accessed

via glazed double doors and boasts a wonderful rustic fireplace and French doors which lead out to the patio terrace and garden beyond. The impressive open plan kitchen/dining room sits to the left of the entrance hall and again comprises the whole length of the ground floor providing a bright and social space for both formal entertaining and every day use. The kitchen is fitted with a range of integrated appliances including a range Lacanche cooker, marble worktops, stylish and contemporary wall and base mounted cabinetry, central island and underfloor heating. Bi folding doors from the dining area open fully creating a fantastic indoor/outdoor environment. Off the kitchen is a useful pantry which leads to a large utility room with external access. Adjacent to the kitchen, with its own independent entrance, is a versatile annex with shower room and kitchen.





On the first floor there are three bedrooms. The wonderful principal bedroom boasts a substantial built in wardrobe, air conditioning, a beautiful en suite with walk in shower and underfloor heating. The two remaining bedrooms share use of the attractive family bathroom.

Externally to the rear is a stunning landscaped garden which is mainly laid to lawn and is bordered by an abundance of mature trees, flower beds and shrubs creating a great level of seclusion. The garden also enjoys a paved patio area, water feature, greenhouse and pagoda perfect for al fresco dining and relaxation. A large studio/annex with bedroom, kitchen and shower room can be found to one side of the garden, ideal for a guest, au pair or to be converted into a home office. To the front, set behind gates, the carriage driveway provides ample parking for a number of cars. To the side of the house is a useful storage.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

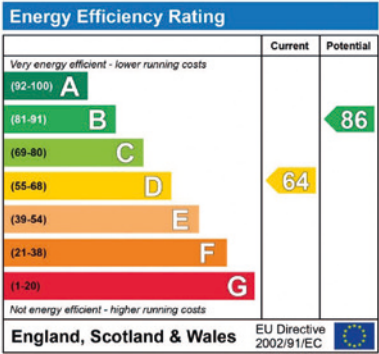
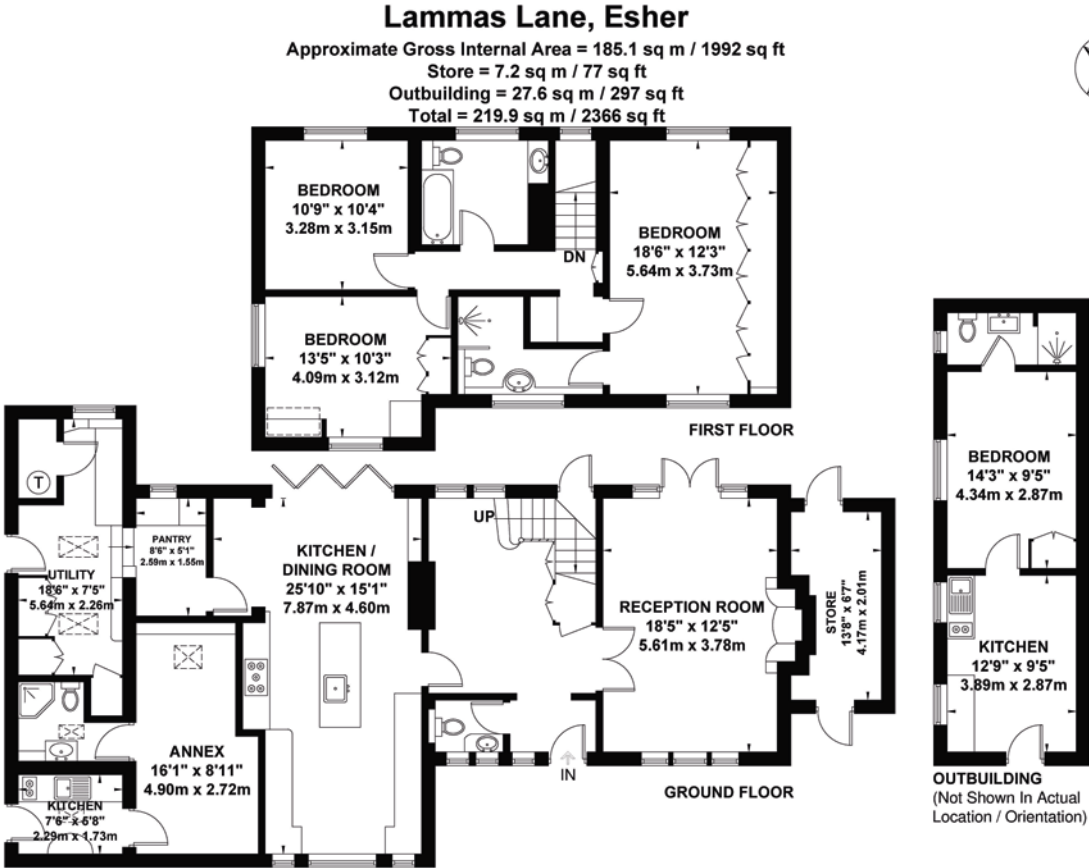
**Viewing**

Strictly by appointment with Savills









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