



Exceptional home in sought after cul-de-sac

17 Claremont Avenue, Esher, KT10 9JD

Freehold





Reception room • Open plan kitchen/dining/family room
• Study • 5 bedrooms • 3 bathrooms (two en suite) •
Utility room • Landscaped gardens with garden studio •
Garage and off-street parking

Local information

This home is superbly located in a popular residential cul-de-sac near the sought after 'West End Village' of Esher, with its green, duck pond, picturesque church, woodland walks and Garsons Farm offering a wonderful country feel. Yet Esher town centre is only 1 mile away providing shops, restaurants, Everyman cinema, coffee shops, Waitrose supermarket, and a great range of international restaurants and bars. For recreation Esher Cricket Club and Sandown Park racecourse are both located in Esher while Kingston upon Thames is around 5.9 miles away and offers more extensive shopping including department stores and leisure activities. The beautiful National Trust Landscaped Gardens at Claremont are within 0.5 miles and Esher station is just 2.1 miles away with fast trains to Waterloo in just 23 minutes. The nearby A3 provides direct road access to central London, the Surrey countryside and Heathrow and Gatwick airports via the M25. Esher's superb choice of schools is a major attraction for families. There is an impressive array of independent and state schools for families to choose from.

About this property

This contemporary home is nestled in the corner of this quiet cul-de-sac and one is immediately struck by the timber clad frontage with large feature window upon approach.

Extremely well-presented and stylish throughout, this property lends itself perfectly for modern family living benefitting from over 2,800 sq ft of bright, spacious and flexible accommodation.

Steps lead up to a covered porch with an inner lobby, with cloakroom and useful storage cupboards. This leads to the impressive reception hall, a space which doubles as a reading room and enjoys views of and access to the rear garden via French doors. The formal reception room enjoys a dual aspect to front and rear, attractive wooden flooring and a feature fireplace which provides a wonderful focal point.

The modern open plan kitchen provides a range of high gloss white units with a warm dark wood contrast trim, integrated appliances, a central island housing the hob with extractor above and a breakfast bar. Large bi folding doors open to allow access to the terraced area, creating a seamless indoor/outdoor flow. The dining area sits comfortably between the kitchen and family room making it ideal for both everyday use and formal entertaining. The open plan family room also boasts large bi-folding doors for direct garden access and has ample space for large sofas, perfect for a family.

The utility room is tucked away off this room and provides units, sink and space for washing



machine and tumble drier with a further cloakroom attached and access to the garage.

Completing the accommodation on this floor is the study which has built in storage.

The first floor features the superb principal bedroom with balcony providing wonderful garden views. There is a luxurious en suite with a large shower. Bedroom two also benefits from an en suite. There are three further well-proportioned bedrooms which share the use of the stunning family bathroom. This incredible bathroom with vaulted ceilings boasts a free standing bath and a spectacular shower with the feature window flooding the room with an abundance of natural light.

The secluded and beautiful rear garden (total plot size of c. 0.35 acres) provides an expansive lawn bordered by established trees, shrubs and flower beds. The garden has been cleverly designed so that it can be enjoyed by children, keen gardeners and those who enjoy outdoor entertaining. A large terrace with ample space for garden furniture and a BBQ enjoys raised flower beds and screening while in the centre of the garden a large flower bed has steps which dissect it and lead to a pretty pergola, the ideal spot to sit and enjoy the garden.

A store and studio offer useful additional storage and work space respectively.

To the front there is off-street parking for several cars in addition to the garage. A front lawn bordered by mature hedging creates a welcoming

first impression.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

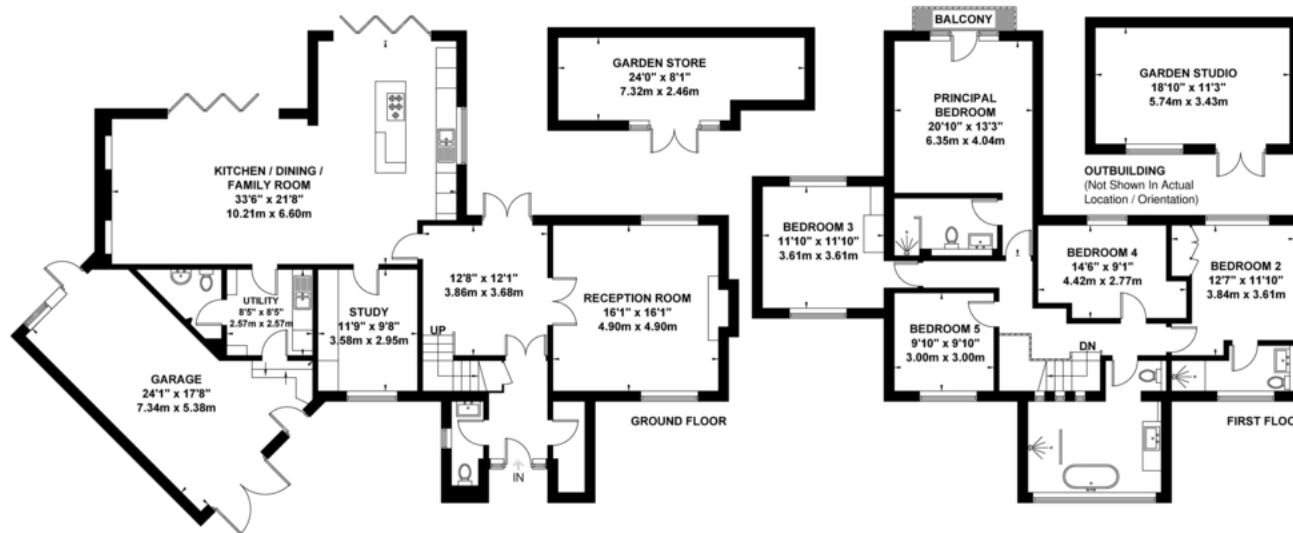
Strictly by appointment with Savills





Claremont Avenue, Esher

Approximate Gross Internal Area = 264.1 sq m / 2843 sq ft
(Including Garage)
Outbuilding = 36.3 sq m / 391 sq ft
Total = 300.4 sq m / 3234 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	79
(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	

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