



Immaculate home with fantastic garden

The Coach House, 1 Oak Tree Place, Esher, Surrey KT10 8HJ

£750,000 Freehold



Reception room • Kitchen/dining room • 2 bathrooms (one en suite) • Garden • Off-street parking • No onward chain

Local information

This superb modern home is ideally located just 0.7 miles from Esher train station which provides regular and direct trains to London Waterloo in around 23 minutes. Esher High Street is only 0.8 miles away and offers an array of shops, boutiques, bars and restaurants as well as an Everyman cinema and Waitrose supermarket. The A3 is approximately 2 miles away, providing road access to central London and access to the M25 and wider motorway network. The Elmbridge Borough is very popular with families and offers an excellent range of both state and independent schools. Please note all times and distances are approximate

About this property

This delightful chalet bungalow, built in 2012, is nestled within a secluded cul-de-sac and occupies a corner plot. You are welcomed in to the spacious entrance hall where you will find the generous open plan kitchen/dining room to the left. This dual aspect room includes an ample selection of modern contrasting units and a range of integrated appliances. The dining area features floor to ceiling windows and a large glazed door providing direct garden access. The reception room sits at the rear of the home and enjoys delightful garden views. Bedroom two, which could also be used as a study or further reception room if required, and a shower room complete the ground floor accommodation.

The impressive principal bedroom is located on the first floor and has been skillfully designed to incorporate plenty of storage cupboards. This charming room also benefits from useful eaves storage and a good deal of natural light via a triple window and sky light overhead. There is a dressing area and a large en suite bathroom which features a free standing roll top bath.

The sizeable and well-maintained garden benefits from a great level of seclusion with a variety of trees and shrubs and a wooden summer house providing a wonderful place to sit and enjoy the garden all year round. There is a clever balance of lawn and terrace and to the side of the house is a purpose built vegetable/herb garden, ideal for the garden enthusiast. The garden is bordered on one side by a characterful feature brick wall which is being used for growing trailing flowers such as roses and creates a real English country garden feel. To the front, there is off-street parking and a charming garden with pretty flower beds and lawns.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Council Tax

Band = F

Energy Performance

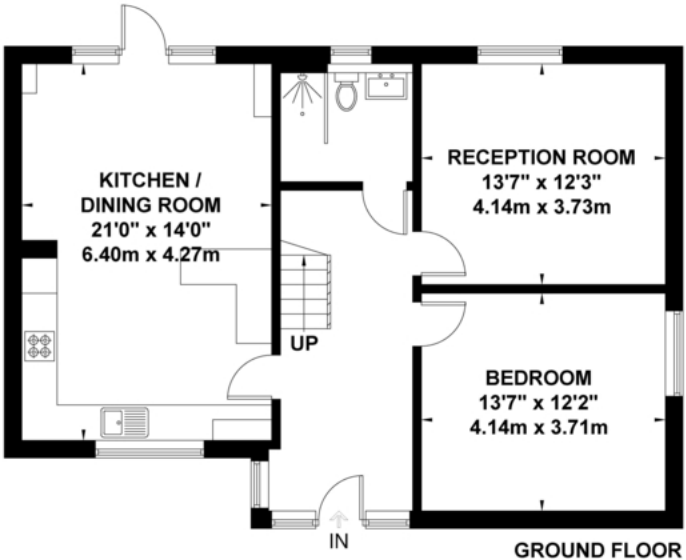
EPC Rating = C



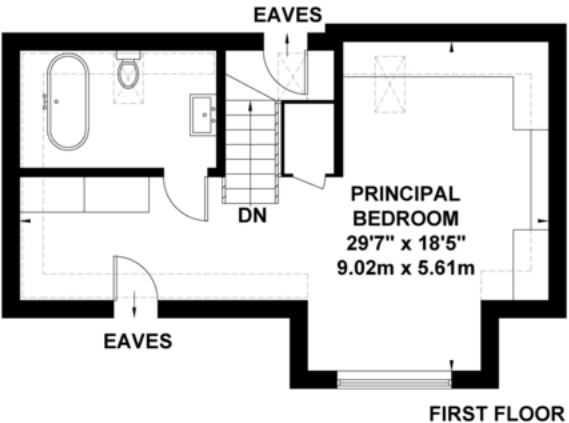



Oak Tree Place, Esher

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft



 = Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(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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