



## Impressive family home close to West End village

**1 Pennymead Place, Portsmouth Road, Esher, Surrey, KT10 9JB**

£1,875,000 Freehold







Kitchen/breakfast room • 3 reception rooms • 4 bedrooms • 3 bathrooms (2 en suite) • Utility room and study • Dressing room • Double garage • South facing garden

#### Local information

This property is situated in a private, gated development located just 0.3 miles from Esher's 'West End Village' with its village green, woodland and the ever popular Garsons Farm offering a wonderful country feel. Esher town centre is only 0.6 miles away providing shops, restaurants, an Everyman cinema, coffee shops, Waitrose supermarket, and a great range of international restaurants and bars.

For recreation, the beautiful National Trust Landscaped Gardens at Claremont are within 0.3 miles while Esher Cricket Club and Sandown Park racecourse are also located in central Esher.

Kingston upon Thames is around 5.7 miles away and offers more extensive shopping including department stores and leisure activities.

Esher station is just 1.7 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.

There is an impressive array of independent and state schools in Elmbridge making it an ideal choice for families, with Claremont Fan Court School, ACS International School and

Cobham Free School within particularly close proximity.

Please note all times and distances are approximate.

#### About this property

Built in 2005 by renowned developer Octagon and renovated since by the current owners, 1 Pennymead Place is a wonderful modern family home with well-planned, spacious and adaptable accommodation. You are welcomed into the entrance hall where an impressive glass and wood staircase features as a centrepiece and from which all downstairs accommodation is accessed. Immediately to your right is the family room next to which is the guest WC. To the other side of the hallway is the dual aspect study.

To the rear is the large reception room, open plan to the dining room, both of which have double French doors leading out to the garden. Next to the dining room is the kitchen/breakfast room which benefits from outdoor access to the side of the house. Cream units and black granite worktops combine with smart stainless steel Miele appliances to create a modern feel. The kitchen leads through to a utility room which also benefits from external side access. There is wooden flooring throughout as well as underfloor heating and an integrated speaker system. The beautiful wooden flooring





continues upstairs where bedroom accommodation is arranged over one floor and offers four good sized bedrooms.

The principal bedroom has views over the garden and leads through to a large dressing room with fully fitted furniture. This room also benefits from a large ensuite bathroom with bath, walk-in shower and twin basins. Bedroom two has built-in wardrobes and also benefits from its own ensuite whilst bedrooms three and four have built-in wardrobes and share the use of a family bathroom.

The stunning landscaped, south facing garden enjoys three zones for outdoor entertaining including a large aluminium pergola all enhanced by lighting and speakers.

To the front there is a double garage in addition to off street parking on the driveway.

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Council Tax**

Band = H

**Energy Performance**

EPC Rating = C

**Viewing**

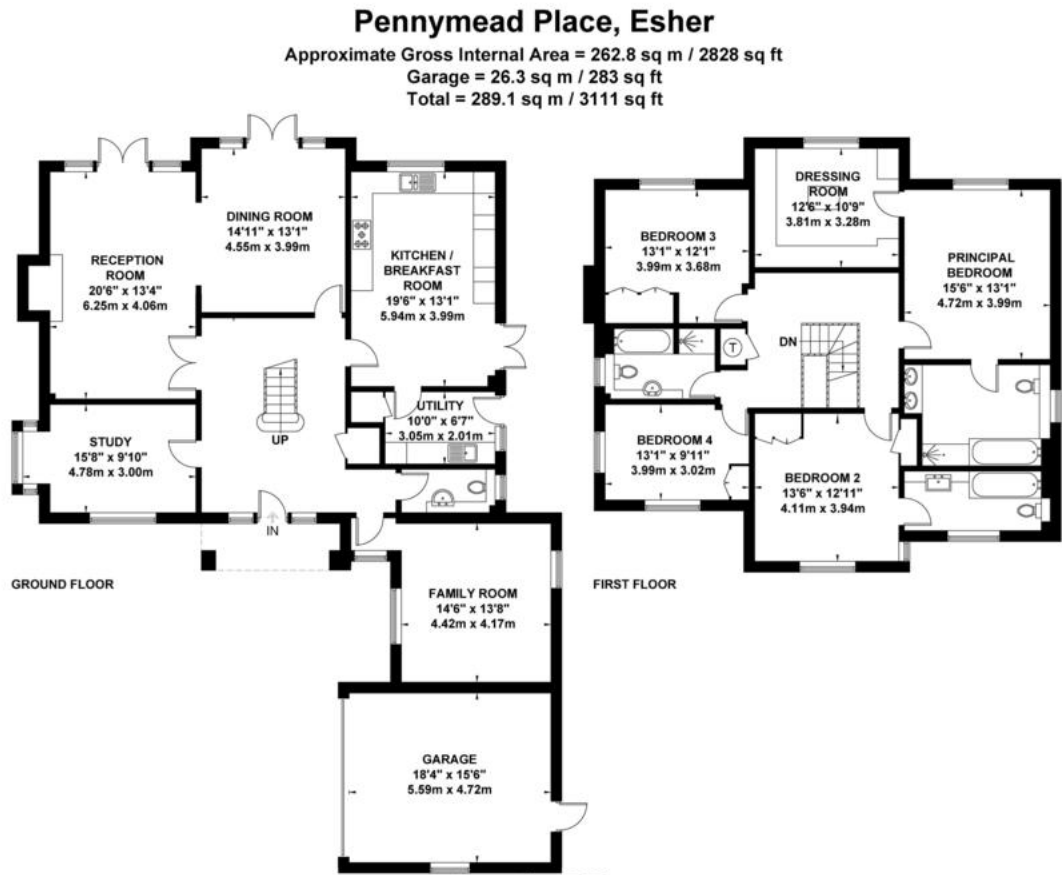
All viewings will be accompanied and are strictly by prior arrangement through Savills












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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