

LITTLEWORTH LANE

ESHER • KT10



LITTLEWORTH LANE

ESHER • KT10

Luxury modern family home in Esher

Reception hall • Drawing room • Dining room • Study
Kitchen/ breakfast room • Utility room • Cloakroom

Master bedroom with en suite, sitting area
and dressing room • Three guest suites on this floor

Second floor with two bedrooms,
a bathroom and games room

Double garage • Off-street parking
South backing landscaped gardens

Cobham 4 miles • Central London 19 miles
A3 3 miles • M25 5.5 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Littleworth Lane

This contemporary property built by Ashley Homes offers accommodation over three floors and features high specification throughout.

Upon entering the house there is an impressive double height entrance hall which leads to all of the principal reception rooms and features a beautiful oak staircase. The drawing room is bathed in natural light and has a feature fireplace. The kitchen boasts a breakfast bar, separate dining area, wall and base mounted units with integrated appliances and bi-folding doors that lead out to the garden. This floor further offers a formal dining room, study, utility room and cloakroom.

The first floor enjoys a large master bedroom suite inclusive of sitting room, luxury en suite and dressing room. There are three further bedroom suites on this floor. The second floor has two additional bedrooms, a bathroom and large games room with skylight windows.

The property further boasts a double garage, off-street parking and south facing landscaped garden with patio area.



Schools: Schooling in the area is superb with the Clarendon Fan Court School and Esher Church School nearby, the ACS International School and Danes Hill in Oxshott to name a few.



Entertainment: There is a cinema on the High Street and the renowned Sandown Park Racecourse is a short walk away.



Restaurants: Esher High Street has a wide variety of restaurants and bars.



Shopping: There is a wide range of boutiques and general shops including a supermarket in Esher with a wider selection of department stores and High Street names in nearby Kingston Upon Thames.



Travel: The M25 (J10) and the A3 are a short distance away giving access to central London, Heathrow and Gatwick Airports and the coast.



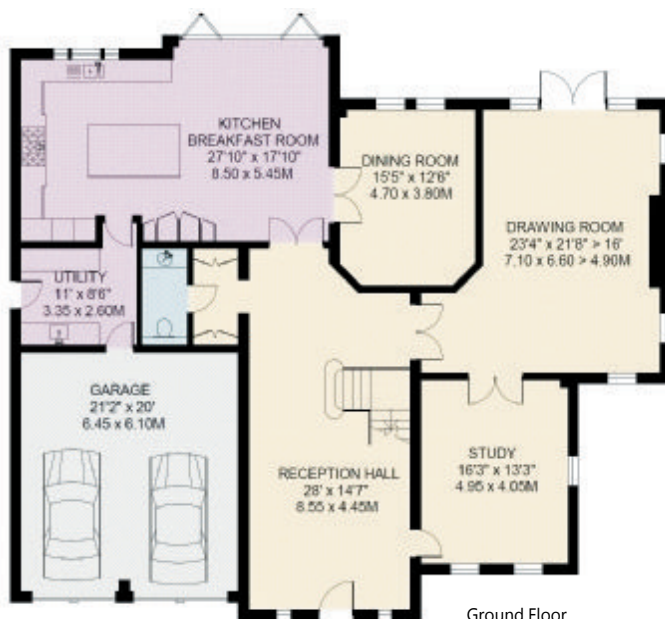
Train: There is a regular, fast train service to London Waterloo from Esher (28 minutes approximately).

Approximate Gross Internal Floor Area
548.8 sq.m./5,907 sq.ft.

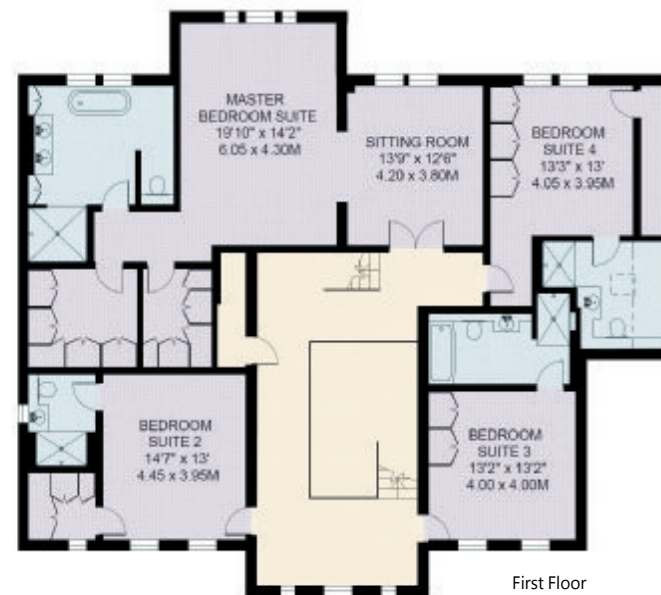
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Second Floor



Ground Floor



First Floor

