

JOSE BAILAO  
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**exp** UK

# Heckets Court, Esher, KT10

6 Bedrooms | 5 Bathrooms | 0.73 Acres | Pool House

TO LET:  
£9,500 pcm





## AT A GLANCE

A substantial six-bedroom residence offering three-quarters of an acre of private gardens in Surrey's most sought-after location.

## KEY FEATURES

- Six generous bedrooms with principal suite balcony
- 0.73 acres of landscaped gardens
- Triple garage with versatile room above
- Light-filled orangery extension
- Separate pool house
- Secure gated entrance
- Five reception rooms
- Underfloor heating throughout
- Outstanding schools nearby
- 35 mins to London Waterloo







# Ground Floor Living

## DESIGNED FOR FAMILY LIFE

Five distinct reception spaces flow beautifully throughout the ground floor. The dual-aspect drawing room features a working fireplace, while the formal dining room, private study, and separate utility room offer both elegance and practicality.

## KEY SPACES:

- Welcoming entrance hall
- Drawing room with fireplace
- Formal dining room
- Private study/home office
- Ground floor cloakroom
- Separate utility room







# Kitchen & Entertainment

## THE HEART OF THE HOME

An impressive open-plan kitchen flows seamlessly into the bright orangery, creating the perfect space for both family life and entertaining. Every rear room opens directly onto the patio with built-in BBQ and bar area.

## FEATURES:

- Modern fitted kitchen
- Light-filled orangery
- Built-in BBQ & bar
- Direct garden access
- Integrated sound system







# Bedrooms & Bathrooms

## PRIVATE SPACES

The principal suite offers a true retreat with private balcony, en-suite, and dressing room. Three further double bedrooms (two en-suite) and a family bathroom complete the first floor.

## FIRST FLOOR:

- Principal suite with balcony
- Three double bedrooms
- Four bathrooms total
- Fitted storage throughout









# Top Floor & Grounds

## ENDLESS POSSIBILITIES

The versatile top floor provides a large games room/cinema space plus a sixth bedroom with kitchenette and shower room. Outside, 0.73 acres of mature gardens feature a separate pool house and countryside views.

## HIGHLIGHTS:

- Flexible top floor space
- Pool house for entertaining
- Private landscaped gardens
- Open countryside views







## Heckets Court, KT10

Approximate Gross Internal Area = 628.9 sq m / 6770 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale.

# Information


**Furnishing:** Unfurnished

**Rent:** £9,500 per calendar month

**Let period:** Long term

## CONNECTIONS:

- Oxshott Station: 35 mins to Waterloo
- A3/M25: 5 minutes
- Heathrow: 35 minutes
- Central London: 20 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(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 	



# Viewing and Contact Information

A rare opportunity to secure substantial family accommodation in one of Surrey's premier locations.

Quote reference JD0696 for all enquiries.



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