



2 Warren Close, Esher, Surrey, KT10 9RU
Guide Price £1,595,000 Freehold

OUTSTANDING FAMILY HOME IN A PRIVATE GATED CLOSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND ESHER'S RAIL STATION

**Reception hall - Cloakroom - Study - Fully-fitted kitchen - Dining/family room - Living room - Principal bedroom with en suite bathroom
2 further double bedrooms - Family bathroom - Laundry room - Second cloakroom**

Beautifully landscaped and private garden - Summer house/office - Off-street parking - Council tax band: G

This fabulous property is presented immaculately by the current owners and offers substantial accommodation over three floors. Built by award-winning Beaufield Homes in 2015, it is located in an exclusive private gated estate just minutes from the heart of Esher's town centre, and within walking distance of the rail station. Benefits of this superb home include concrete floors throughout, high ceilings, underfloor heating, built-in surround sound and granted planning permission (2023/3440) to create a truly spectacular indoor space.

On the ground floor is an impressive fully-fitted kitchen, which leads into the bright dining/family room. Bifold doors invite you into the beautifully landscaped and private garden, which includes a fully heated and insulated summer house/office. On the first floor is the magnificent principal bedroom suite, the charming living room with bifold doors and delightful views, and a fully equipped laundry room. The second floor is dedicated to two spacious bedrooms and the family bathroom.

Outside, the driveway provides off-street parking for several cars with established trees, hedges and plants on either side and an inviting seating area in front of the bay window. A side access takes you to the impressive and landscaped rear garden, which is perfect for family gatherings, entertaining and relaxing on a summer's evening.

Esher

Mainline rail station with regular services to London Waterloo (approximately 40 minutes).

A3 is within a short driving distance providing access to London, the M25 and motorway network providing easy access to Heathrow and Gatwick airports.

Excellent choice of schools including Cranmere Primary School, Esher Church School and Esher High School, Milbourne Lodge, Claremont Fan Court School and ACS International School are nearby.

Leisure amenities include Claremont Park, RHS Garden Wisley, Royal Botanical Gardens Kew, Sandown Racecourse and Painshill Park.

Eclectic range of boutique, international cuisine restaurants and cosmopolitan cafes.

High street names and department stores in nearby Kingston-upon-Thames and Guildford.

Cobham : 5 miles • Oxshott : 3.5 miles • Central London : 18.5 miles • Heathrow : 25 miles • Gatwick: 27 miles
Kingston-upon-Thames : 5 miles • Guildford : 15 miles (all distances are approximate)

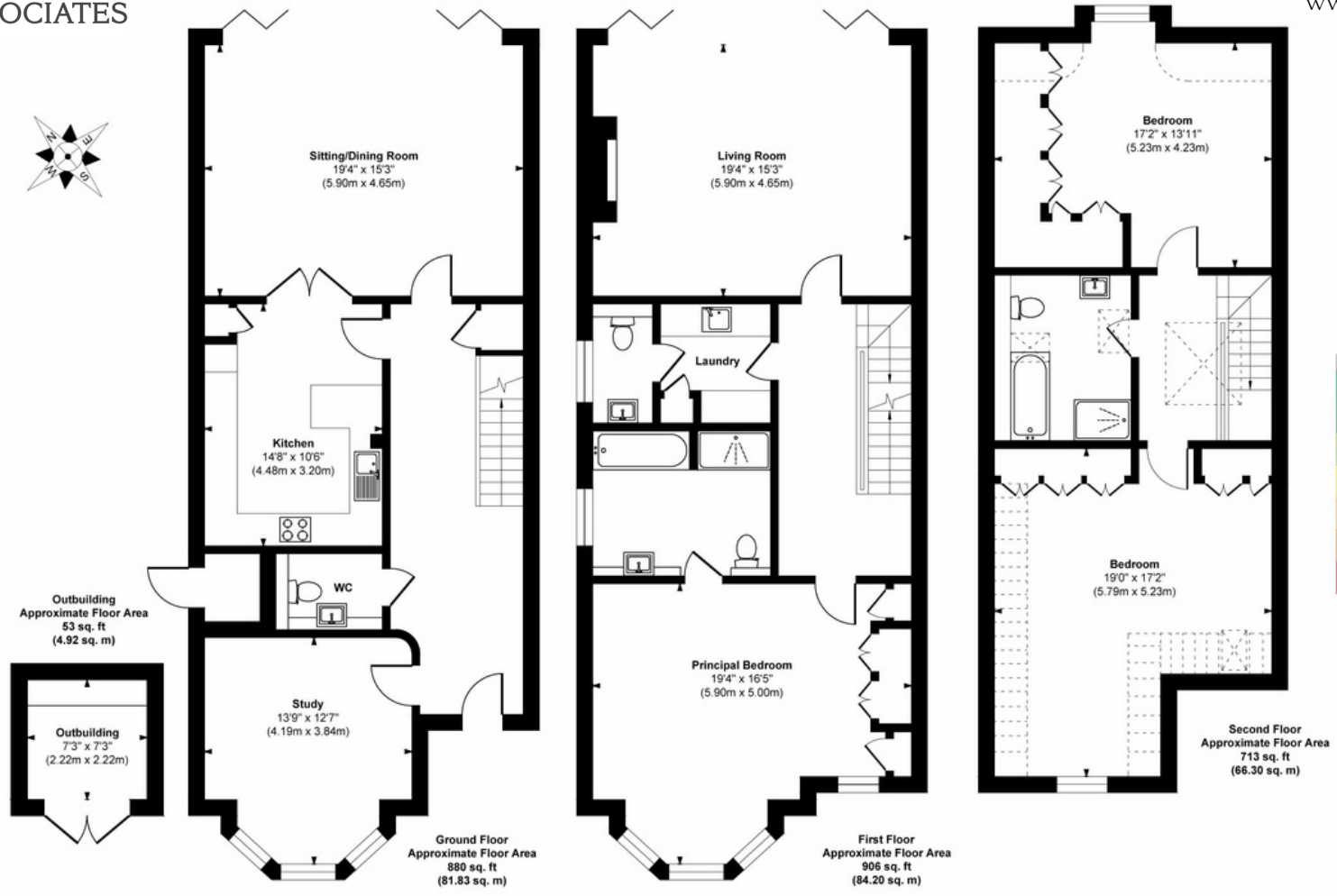












| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approximate Gross Internal Floor Area 2554 sq. ft / 237.28 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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