



5 High Garth, Esher, Surrey, KT10 9DN
Guide Price: £1,595,000 Freehold



A SPACIOUS AND IMMACULATELY PRESENTED DETACHED HOUSE WITHIN ONE OF ESHER'S
MOST EXCLUSIVE PRIVATE LOCATIONS, JUST A SHORT DISTANCE FROM RAIL STATIONS, THE
TOWN CENTRE AND EXCELLENT SCHOOLS

Reception hall - Cloakroom - Sitting room - Dining room - Study - Family room - Kitchen/breakfast room - Utility room - Principal bedroom with en suite and dressing room - 4 further bedrooms - Family bathroom - Outdoor swimming pool - Beautifully landscaped south west-facing garden - Double garage - Gravel driveway providing ample parking space

This outstanding Octagon family home sits in one of Esher's most exclusive private residential locations and is just a short distance from the town centre, which offers residents a range of local amenities, boutiques, shopping outlets, cinema, bars and restaurants. Esher and Claygate rail stations are within easy reach, while excellent schools, Claremont Park and the golf club are a short walk away.

Immaculately presented by the current owners, you are immediately impressed with how much light flows through the house. To the left of the hall is the stylish formal double-aspect living room and from here is the elegant study fitted with a desk and cupboards. Beyond the hall is the dining room with views over the garden. All three rooms are double-aspect and have sliding doors leading out to the terrace, swimming pool and garden.

To the right of the hall is the generous kitchen/breakfast room, overlooking the front and rear, with an extensive range of eye-level and base units with work surfaces and part-tiled walls above. Beneath the window to the rear is the sink, while integrated appliances include a double oven, a gas hob and a fridge/freezer. Off the kitchen is a wonderful family room, which has French doors to the terrace and pool. There is also a utility room with a sink, base units, space for a washing machine and a dryer, a part-glazed door to the side access as well as a door to the garage. Upstairs, the galleried landing leads to the superb principal bedroom, which benefits from a dressing room with ample hanging and storage space, and an en suite shower room. There are four further bedrooms, three of which have fitted wardrobes, and the family bathroom.

Outside, the fabulous front and rear gardens provide lots of privacy and seclusion. At the front, an expansive gravel driveway offers ample space for several vehicles and leads to the double garage. At the rear, a full-size swimming pool takes centre stage surrounded by a paved terrace and accessed from all four reception rooms. Beyond are manicured lawns and a stunning array of mature trees, hedges, shrubs and plant borders. The property has great potential to modernise and extend STPP.

ESHER

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

Good transport links including the A3 nearby, leading to central London, the M25 and motorway network

Excellent choice of schools, including Esher Church School, Esher High School, Milbourne Lodge, Claremont Fan Court School and the ACS International School

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

Eclectic range of boutiques, international cuisine and Michelin-starred restaurants, cinema, shopping outlets and cosmopolitan cafes

Cobham: 4 miles - Oxshott: 3.5 miles - Guildford: 15 miles - Kingston-Upon-Thames: 5 miles - Central London: 18.5 miles - Heathrow: 25 miles - Gatwick: 27 miles (all distances are approximate)









Approximate Gross Internal Area
2670 sq. ft / 248.06 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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