



Esher Road, KT12

£3,499,950

Waterview



A rare opportunity to purchase this magnificent and substantial family home set in 2.5 acres of gardens and grounds which run down to The River Mole. This imposing house is currently used as a family home but offers potential for various commercial uses (stpp).

Esher Road runs parallel to The River Mole between Esher and Hersham.





Accommodation is made up of a large impressive reception hallway with solid wood floors, fireplace and high ceilings. There is a generous reception room with doors through to a 29' open plan kitchen and breakfast room which overlooks the grounds and gardens. There is a formal dining room with French doors to the terrace and further drawing room. The 32' music room leads through to the conservatory with triple doors to the garden terrace.

Upstairs the principal suite enjoys triple aspect with doors to terrace, walk-in wardrobe and generous en-suite. There are four further double bedrooms situated off the spacious landing with a family bathroom and separate W.C. On the top floor are three further double bedrooms a large games room, family bathroom and further W.C. There is an annexe connected to the main house with three store rooms, two W.C.'s, utility room and double garage. A further connected annexe incorporates a study, utility room, boot room and bathroom. To the front of the house the driveway has separate in and out access with parking for many cars and a second double garage. To the rear of the house a substantial entertaining terrace overlooks the 2.5 acres of gardens which leads down to The River Mole with 240ft of frontage.

## Features

Magnificent House  
Over 9,000 sq ft  
2.5 Acre Plot  
Huge Potential  
240ft River Frontage  
Much Character



# Esher Road, Hersham, KT12



**Ground Floor**  
 Total area (approx.): 664.2 sq. m (8,140.8 sq. ft)  
 Outbuilding (approx.): 92.1 sq. m (991.4 sq. ft)  
 Garage area (approx.): 36.4 sq. m (391.8 sq. ft)  
 Boiler Room area (approx.): 3.9 sq. m (42.0 sq. ft)  
 Balcony area (approx.): 66.5 sq. m (715.8 sq. ft)  
 (Excluding Eaves)

## Contact

To arrange a viewing call our office on the number below or visit our website.



Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

