



**Holmesdale, 50 B Copsem Court, Copsem Lane, Esher, KT10 9HJ**  
**Price Guide £2,000,000 Freehold**

**SITUATION AND DESCRIPTION**

Copsem Court is approached via electric gates, leading to a hedge lined driveway. Holmesdale is plot B. The seclusion of this development is notable benefitting from extensive landscaping to the front and each property benefits from direct access to and a share of, an area of private woodland to the rear. Holmesdale is the second of these homes, approaching 3000 square foot and laid out over three floors. With five generous bedrooms and three bathrooms, the property has been built to the highest quality with concrete floors, under-floor heating, high ceilings, sash windows and electric car charger.

**HOW TO GET THERE**

Holmesdale is number 50B and is the second from the left.

**ENTRANCE**

Spacious hallway with tiled floor. Under-stairs cupboard and coat cupboard.

**RECEPTION ROOM**

18'9" x 12'2" (5.74 x 3.71)  
Hard-wood flooring and bay window.

**KITCHEN/DINING/FAMILY ROOM**

29'3" x 18'9" (8.94 x 5.72)  
Full width bi-fold doors to the rear garden. Bespoke kitchen with a range of base and wall units with stone worktops over. Integrated appliances including full height fridge and freezers, twin Miele ovens and dishwasher. Other benefits include full height double door larder, bin drawer and Blanco under-mounted sink with Quooker tap. A central island with

large pan drawers, houses the induction hob with central surface extractor and breakfast bar with pendant lighting over.

**UTILITY ROOM**

Range of wall and base cupboards with stone worktop over, stainless steel under-mounted Blanco sink with mixer tap, full height cupboard housing boiler, Miele washing machine and Miele tumble dryer. Door to side access path.

**CLOAKROOM**

W.C with concealed cistern and vanity unit with wash hand basin with storage under.

**FIRST FLOOR LANDING**

Airing cupboard with shelving and hot water tank.

**MASTER BEDROOM**

18'8" x 16'6" (5.69 x 5.05)  
Dividing wall leading to extensive range of wardrobes with mix of hanging, drawer and shelf storage. Door to:

**EN SUITE BATHROOM**

Large free-standing bath, floor-mounted tap with hand held shower attachment, walk-in shower with over-head and hand-held outlets, vanity unit with twin wash hand basins with storage drawers and low level W.C.

**BEDROOM TWO**

18'6" x 10'4" (5.66 x 3.15)  
Range of fitted wardrobes.

**BEDROOM FIVE**

14'6" x 7'10" (4.42 x 2.39)  
Rear aspect.

**FAMILY BATHROOM**

Tile enclosed bath with wall mounted taps and hand held shower attachment, shower enclosure with hand-held and over-head outlets, vanity unit with wash hand basin with storage drawer and low level W.C.

**SECOND FLOOR LANDING**

Storage cupboard.

**BEDROOM THREE**

16'3" x 16'2" (4.96m x 4.93m)  
Two Velux roof lights.

**BEDROOM FOUR**

16'4" x 16'2" (4.98 x 4.93)  
Door to walk in wardrobe/storage with Velux roof light.

**FAMILY BATHROOM**

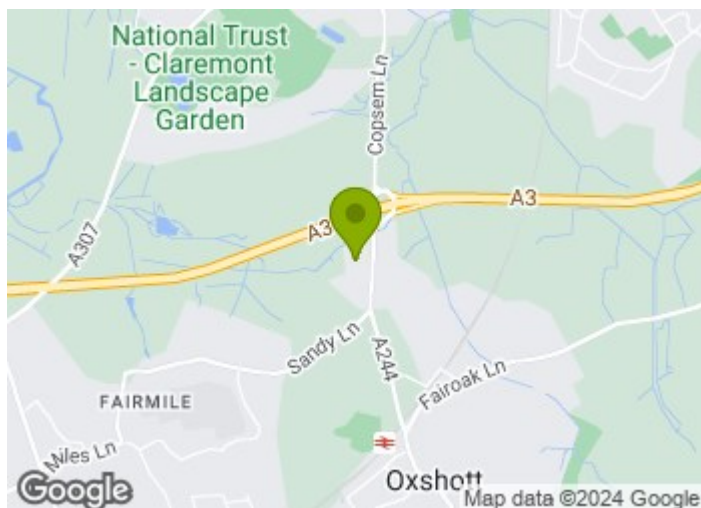
Tile enclosed bath with wall mounted taps and hand held shower attachment, shower enclosure with over-head and hand held outlets, vanity unit with wash hand basin and storage under, W.C. with concealed cistern. Velux roof light.

**REAR GARDEN**

Gated side access, opening to large patio area. Garden laid to lawn with side border and gate into shared private woodland, leading onto Oxshott Heath.

**FRONT DRIVEWAY**

Parking for two cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 260 sq m / 2799 sq ft



**Ground Floor**

**First Floor**

**Second Floor**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. [www.london58.com](http://www.london58.com) © 2024 hello@london58.com