



Sherbourne, 50 Copsem Lane, Esher, KT10 9HJ
Price Guide £1,995,000 Freehold

SITUATION AND DESCRIPTION

Copsem Court is approached via electric gates, leading to a hedge lined driveway. 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. Sherbourne is the fifth of these homes, approaching 3000 square foot and laid out over three floors. With four 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

Sherbourne is number 50E and is the fifth house from the left.

ENTRANCE HALL

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

CLOAKROOM

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

KITCHEN / DINING / FAMILY ROOM

29'9" x 18'11" (9.09m x 5.79m)
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.

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.

LIVING ROOM

16'3" x 12'8" (4.96m x 3.87m)
Hard-wood flooring

STAIRS TO FIRST FLOOR LANDING

Alarm panel. Store cupboard housing under-floor heating controls.

MASTER BEDROOM

19'3" x 18'5" (5.87m x 5.63m)
Dividing wall leading to extensive range of wardrobes with mix of hanging, drawer and shelf storage. Door to:

ENSUITE

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

19'1" x 12'9" (5.82m x 3.90m)
Dividing wall leading to extensive range of wardrobes with mix of hanging, drawer and shelf storage. Door to:

ENSUITE

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.

STAIRS TO TOP FLOOR

BEDROOM THREE

19'0" x 13'4" (5.80m x 4.07m)
Door to walk in wardrobe/storage with Velux roof light. Vaulted ceiling.

FAMILY BATHROOM

BEDROOM FOUR

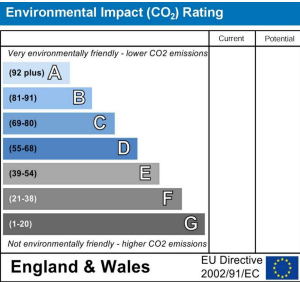
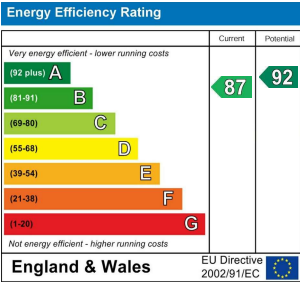
17'1" x 15'10" (5.22m x 4.85m)
Front aspect with vaulted ceiling

REAR GARDEN

Large patio area leading to gardens laid to lawn with gate providing access to shared private woodland, leading onto Oxshott Heath.

FRONT DRIVEWAY

Parking for two cars.





Approximate Floor Area = 260.8 sq m / 2807 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70458