



**RAWLINSON
&WEBBER.**

Ember Lane, Esher
Asking Price £1,695,000 Freehold

Property Description

An exceptional period family home of remarkable scale and character, occupying a substantial plot and offering approximately 3,345 sq ft of beautifully proportioned accommodation. The property has a particularly interesting history, having formerly been used as a school, something still reflected in the impressive proportions, generous circulation space and distinctive architectural character found throughout the house.

The house makes an immediate impression on arrival, with a magnificent entrance hall showcasing extensive timber panelling, a beautiful staircase and superb joinery which continues throughout the property. The craftsmanship and period detailing give the home a warmth and individuality that is increasingly difficult to find.

The ground floor provides an outstanding amount of versatile living space. There is a generous principal lounge, separate formal dining room with parquet flooring, study, breakfast room and conservatory overlooking the gardens. A sizeable kitchen is complemented by a utility room and WC, while the configuration provides considerable scope for a future owner to remodel or create a spectacular open-plan kitchen/family space, subject to the necessary consents

Upstairs are six bedrooms arranged around a striking galleried landing with exposed beams and further period detailing, together with two bathrooms and an additional WC.

Outside, the property sits within a superb plot, with a rear garden extending to approximately 100ft x 100ft, providing an exceptional degree of space and privacy. There is also a detached double garage, additional outbuilding and extensive driveway parking.

Located on Ember Lane, the property is well positioned for Esher, local schools, transport connections & Esher railway station, while the historic Imber Court estate is close by.

A genuinely rare opportunity to acquire a substantial character home with extraordinary proportions, beautiful period craftsmanship and enormous potential for its next owner



Features

- SUBSTANTIAL DETACHED FAMILY HOME
- FIRST TIME ON THE MARKET FOR MANY YEARS
- LARGE PLOT WITH BREATHTAKING VIEWS TO THE REAR
- FORMAL SITTING ROOM/LOUNGE
- DINING ROOM AND KITCHEN/BREAKFAST ROOM
- STUDY AND UTILITY ROOMS
- 6 BEDROOMS AND 2 BATHROOMS
- DETACHED DOUBLE - GARAGE WITH POTENTIAL TO CONVERT STPP
- EASY ACCESS TO ESHER TRAIN STATION
- WELL REGARDED SCHOOLS CLOSEBY

Council Tax Band

H

EPC Rating:

D

