Knight Frank

LITTLE RYDER

Copsem Lane, Esher KT10

AN EXCEPTIONAL HUF HAUS

Offering over 4,000 sq ft of accommodation, this property presents a rare opportunity to create a truly outstanding contemporary family home.

3	4	3	EPC C

Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold

DESCRIPTION

Arranged over three floors, the property features the signature Huf Haus frame and extensive glazing that flood the interiors with natural light. The ground floor provides generous living space, including a substantial reception room, dining room, kitchen, study and utility area, while the lower ground floor offers further versatile accommodation with scope for a variety of uses.

The first floor comprises a spacious principal bedroom suite with en-suite bathroom and private balcony, alongside two further double bedrooms and an additional bathroom. Outside, the property benefits from a detached double garage and established grounds.

Esher high street has an excellent range of restaurants and facilities including Waitrose, Giggling Squid, The Good Earth, Everyman Cinema and a number of coffee shops and pubs.

LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3644 SQ FT / 339 SQ M (EXCLUDING FIRST FLOOR VOID)
APPROX. GROSS INTERNAL FLOOR AREA 390 SQ FT / 36 SQ M (INCLUDING DOUBLE GARAGE)
APPROX. GROSS INTERNAL FLOOR AREA 4034 SQ FT / 375 SQ M (TOTAL)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

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