



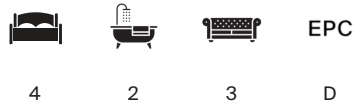
THE WOODLANDS

Esher, Surrey KT10



AN ELEGANT AND BEAUTIFULLY APPOINTED BUNGALOW

A beautifully presented four-bedroom detached chalet bungalow, ideally positioned within a short walk of Esher Station. Offering over 2,300 sq ft of versatile living space, the property provides a blend of comfort, style, and practicality for modern family living.



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



DESCRIPTION

The property is centred around an exceptional open planned, full-width kitchen entertaining area, perfectly tailored for contemporary family living, complemented by refined reception spaces including a generous living room, family room, separate study and utility room.

The principal bedroom suite boasts a dedicated dressing room and a stylish en-suite bathroom. The additional bedrooms are all generously proportioned, each benefitting from air conditioning, and are served by contemporary, well-appointed bathroom facilities.

There is also a detached outbuilding in the garden, ideal for a gym, studio or home office and off-street parking accommodating approximately three cars.











LOCATION

Esher High Street has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, Gail's Bakery, Fego and Everyman Cinema along with several coffee shops and pubs.

Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.

There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within the town. The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Communication links are excellent with the station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.





Approximate Gross Internal Area
 Main House 2,148 sq. ft / 199.62 sq. m
 Outbuilding 168 sq. ft / 15.60 sq. m
 Total 2,316 sq. ft / 215.22 sq. m



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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