



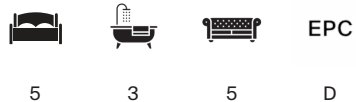
LITTLEWORTH LANE

Esher, Surrey KT10



SET WITHIN A HIGHLY REGARDED PRIVATE CLOSE

Spread across only two floors with a detached triple garage, this impressive detached family home, built by the renowned developer Octagon, occupies a generous and private south west facing plot of 0.38 acres.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



EXCEPTIONAL SPACE AND POTENTIAL

Arranged over two floors with a detached triple garage, this home offers bright, well-balanced accommodation with scope to enhance, subject to the usual consents. A welcoming reception hall leads to spacious, well-connected living areas, along with a flexible ground-floor bedroom suite with en-suite, plus a utility room and good storage.

Upstairs, five well-proportioned bedrooms provide both privacy and versatility, including a principal suite with dressing room and en-suite. The remaining bedrooms are served by a family bathroom, with further potential to extend into the loft if required.

The south-west facing garden enjoys a private, peaceful setting, complemented by a sweeping carriage driveway with ample parking. The triple garage offers excellent storage and potential for conversion above (STPP), completing this highly adaptable home in a prime Esher location.











OUTSTANDING LIFESTYLE AND SCHOOLING

Esher offers an exceptional quality of life, combining village charm with refined suburban living and is one of Surrey's most sought-after locations. Its High Street features a mix of boutiques, popular restaurants and cafés, alongside Waitrose and an Everyman Cinema.

The area is surrounded by attractive countryside and leisure amenities, including Sandown Park, Hampton Court Palace and Claremont Landscape Garden, with Cobham, Kingston and Guildford all nearby for additional shopping and entertainment.

Esher is particularly known for its excellent schooling, with a strong selection of highly regarded state and independent schools, making it especially appealing to families.

Transport links are excellent, with Esher station offering fast services to London Waterloo in around 23 minutes, and easy access to the A3 for routes into London and the wider motorway network.



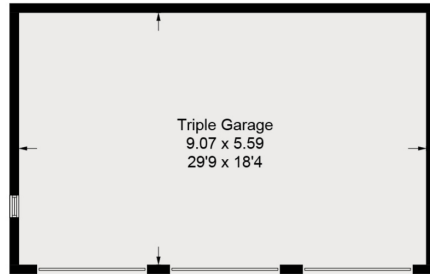


Littleworth Lane, KT10

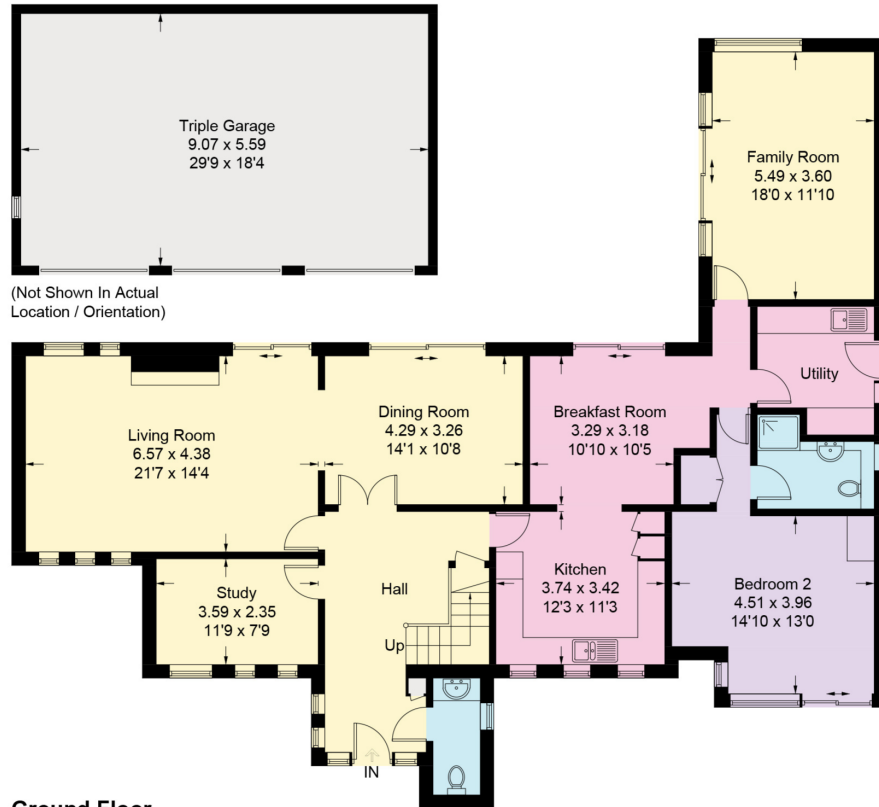
Approximate Gross Internal Area = 264.8 sq m / 2850 sq ft

Garage = 50.6 sq m / 545 sq ft

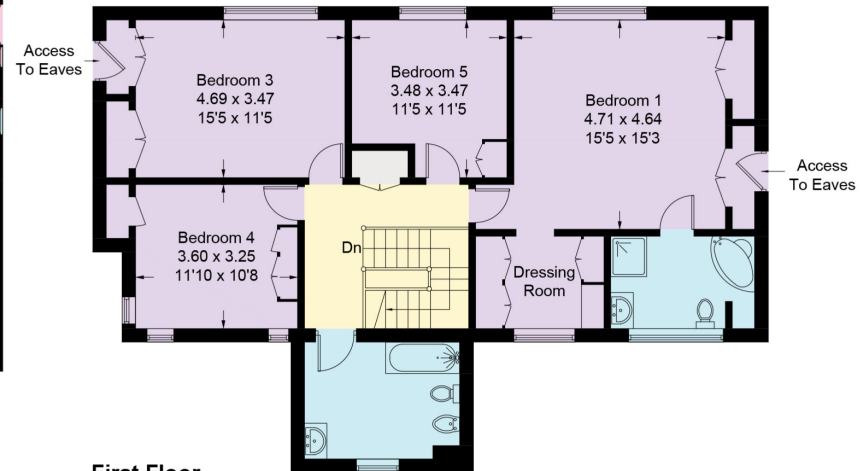
Total = 315.4 sq m / 3395 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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