

LITTLEWORTH LANE

Esher, Surrey KT10



BEAUTIFULLY RENOVATED OCTAGON FAMILY HOME IN A PRESTIGIOUS PRIVATE CLOSE

Set within a highly regarded private close on Littleworth Lane, this impressive detached family home, built by the renowned developer Octagon, occupies a generous and private south-west facing plot of approximately 0.35 acres.



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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Beautifully renovated by the current owners, this exceptional home combines elegant design, modern convenience and well-balanced family living, presented to a superb standard throughout.

The ground floor is centred around an impressive kitchen/breakfast room, complemented by a spacious sitting room, separate dining room, home office, utility room and large garage, creating excellent space for both family life and entertaining.

Upstairs, the principal bedroom features a dressing room and en-suite bathroom, alongside three further bedrooms served by two additional bathrooms.

The west-facing gardens provide a private setting for outdoor dining and relaxation,











LOCATION

Esher offers an exceptional quality of life, combining village charm with refined suburban living, and is widely regarded as one of Surrey's most desirable locations. At its heart, Esher High Street offers an excellent selection of boutiques, independent shops, cafés and restaurants, alongside popular names including Waitrose, The Good Earth, Côte, Giggling Squid, Gail's Bakery, Fego and the Everyman Cinema.

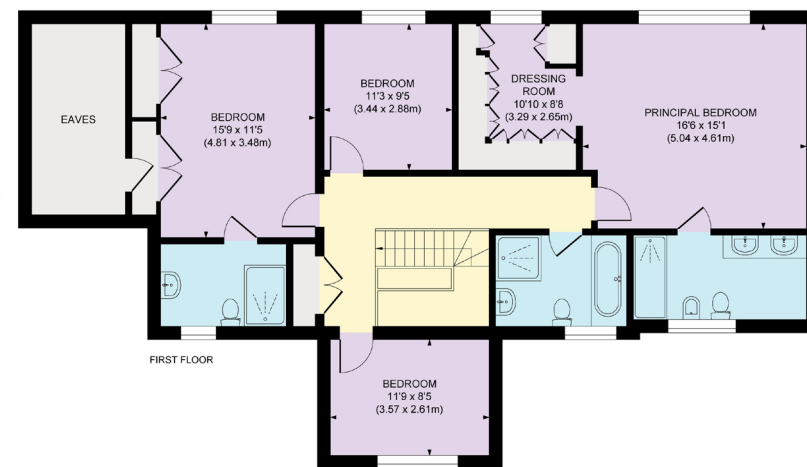
Surrounded by attractive countryside and historic landmarks, the area provides a wealth of recreational opportunities. Sandown Park racecourse offers horse racing, golf, gym facilities and skiing, while Hampton Court Palace and the National Trust's Claremont Landscape Garden are both nearby. The towns of Cobham, Kingston upon Thames and Guildford are also easily accessible, offering extensive shopping and leisure amenities.

Esher is particularly well regarded for its schooling, with an excellent range of state and independent schools including Milbourne Lodge, Claremont Fan Court, ACS Cobham International School, Shrewsbury House, Rowan Prep, Reed's School, Danes Hill and Esher Church School.





Approximate Gross Internal Area
 Main House 2,555 sq. ft / 237.30 sq. m
 Limited Use Area(s) 85 sq. ft / 7.80 sq. m
 Garage 235 sq. ft / 21.80 sq. m
 Outbuilding 165 sq. ft / 15.30 sq. m
 Total 3,040 sq. ft / 282.20 sq. m



(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

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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