



Esher Road, Hersham, Walton-on-Thames.





# Riverside property for sale on Esher/Hersham borders.

A stylish contemporary home in a south facing plot along the banks of the River Mole.

This family home provides ultra-modern living over three floors with spacious open plan living to the ground floor, a lower ground floor offering a dedicated leisure complex/cinema room and indoor swimming pool which opens to a secluded sunken terrace.

Walnut flooring spans the majority of the entertaining areas. The drawing room has a triple aspect with bifold doors opening out to the decking area with electronic blinds. The kitchen has contemporary style units with stone work surfaces and a selection of Miele appliances



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** H

The principal suite is simply stunning, enjoying glorious views across the gardens towards the River Mole from the balcony with a stunning en-suite bathroom complimenting the double aspect bedroom. The remaining four bedrooms are all serviced by individually themed en-suite facilities.

A sliding gate provides access to the sweeping driveway leading down to the integral garaging. The gardens are a true delight, extending to approaching one acre, leading down to the banks of the River Mole. The expansive lawn area is surrounded by a selection of evergreens, shrubs and mature surrounds, providing seclusion.





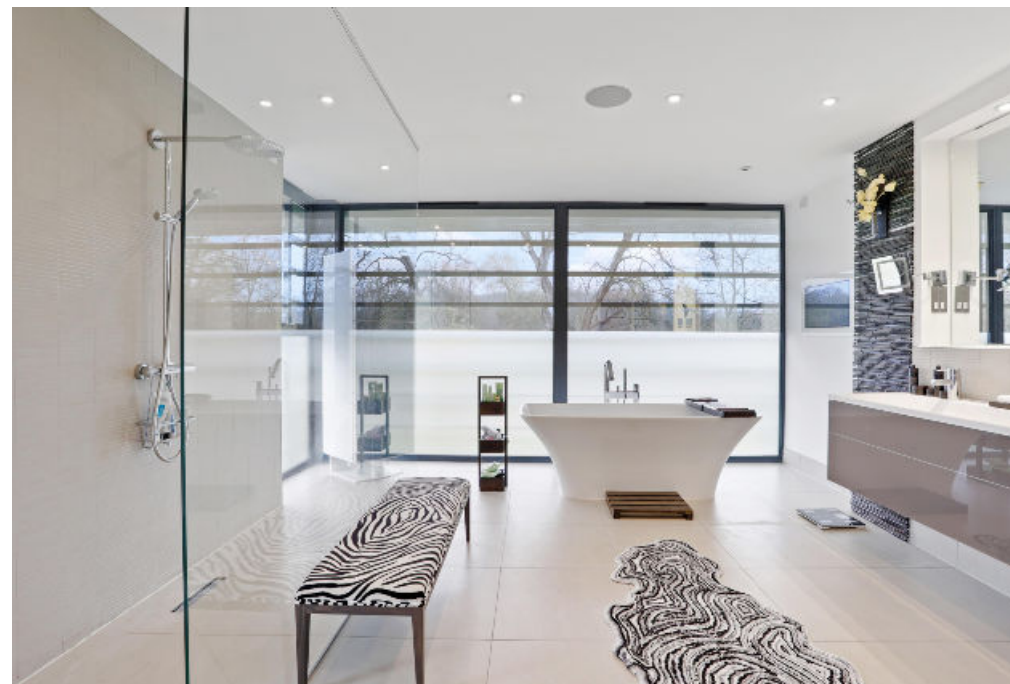


## Local area

Located on the edge of West End Village, a pretty village in a unique setting with its own pub, church, village green and duck pond along with the renowned Garsons Farm offering pick your own, extensive farm shop and coffee shop.

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.

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.







## Esher Road, KT12

Approximate Gross Internal Area = 609.9 sq m / 6565 sq ft  
(Including Pool / Garage)



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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