



Pachesham Park Leatherhead KT22

£10,000 per month - Available Now

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An executive property situated in the sought after Pachesham Park.

Entrance Hall | Five Reception Rooms | Cloakroom | Conservatory | Fitted Kitchen | Utility Room | Five Bedrooms | Five Bathrooms | Swimming Pool | Triple Garage.

Description

An executive property situated in the sought after Pachesham Park on the Oxshott/Leatherhead borders. This property offers spacious accommodation throughout, is exceptionally presented and comprises of four reception rooms, fitted kitchen, utility room, conservatory, master bedroom with en-suite bathroom, four further double bedrooms, three with en-suite bathrooms and a fifth single bedroom. The property further benefits from a spacious room on the third floor that could be utilised as a games room/further bedroom, underfloor heating, sound system, heated raised kidney shaped swimming pool, beautiful gardens and a triple garage.

Furnishing

Furnished, Unfurnished, Part Furnished



Hamptons Esher Lettings

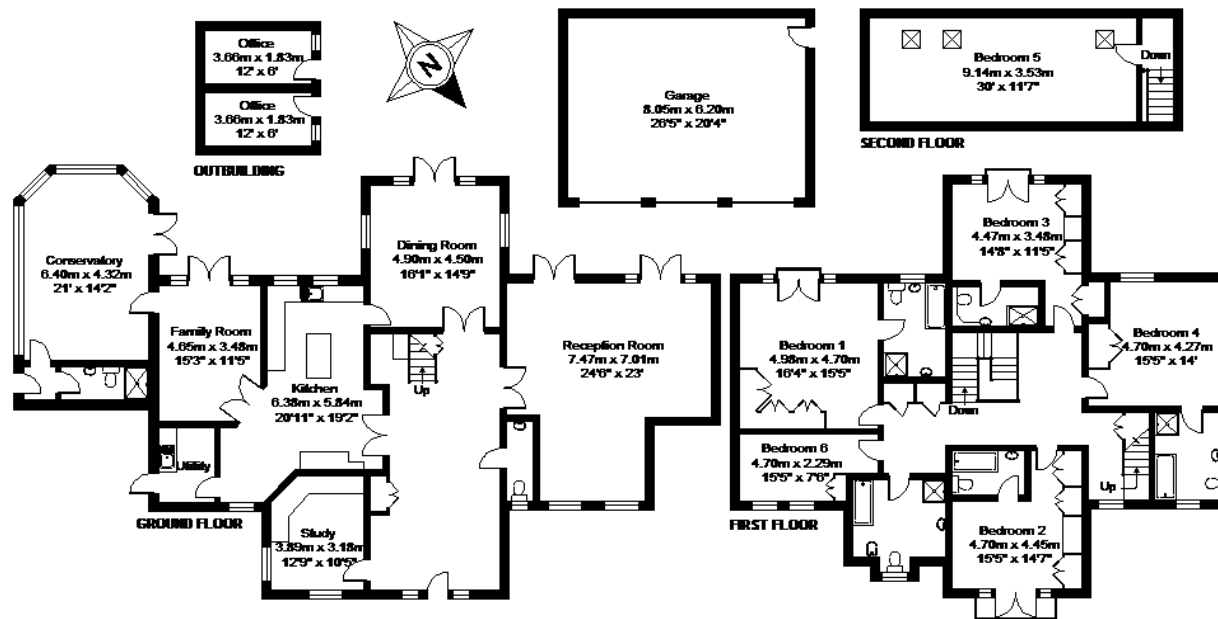
51 High Street, Esher

Surrey KT10 9RQ

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www.hamptons.co.uk

Floorplan



Pachesham Park, Leatherhead, Surrey, KT2

APPROX. GROSS INTERNAL FLOOR AREA 4804 SQ FT 455.5 SQ METRES (EXCLUDES OUTBUILDING & INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)

Energy Performance Certificate

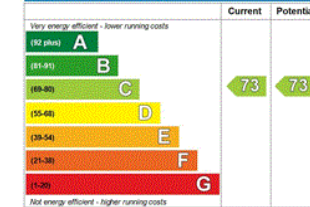


Dwelling type: Detached house
Date of assessment: 26 March 2012
Date of certificate: 28 March 2012

Type of assessment: RdSAP, existing dwelling
Total floor area: 377 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

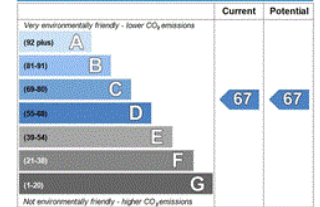


England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	142 kWh/m ² per year	142 kWh/m ² per year
Carbon dioxide emissions	10 tonnes per year	10 tonnes per year
Lighting	£130 per year	£130 per year
Heating	£1,661 per year	£1,661 per year
Hot water	£124 per year	£124 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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