



Milbourne Lane, Esher  
Surrey, KT10

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A magnificent period home with huge potential

**Hamptons International**

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Large Entrance Hall | Sitting Room | Dining Room | Family Room | Study | Kitchen | 5 Bedrooms |  
2 Family Bathrooms | 2 Separate WCs | Attic Room / Bedroom 6 | Double Garage | Utility Room |  
85ft Rear Garden | Scope to Extend STPP

**Offers in excess of £1,500,000 Freehold**

## Description

An attractive and elegant double fronted home, which offers a new owner the opportunity to create their own 'forever' family home. This beautiful property is still very true to the original, a traditional, well balanced layout means reception rooms and bedrooms all resonate from the central areas of the house. The entrance hall is both impressive and welcoming, on the ground floor high ceilings create a feeling of grandeur, cornicing and period detailing can be found in many rooms. A fabulous bay window is the main feature of the sitting room, to the rear is the dining room where French doors open to the garden. The kitchen / breakfast room is a good size and overlooks the garden, there is potential to enlarge by way of redeveloping the garage area.

The delightful, gentle gradient staircase is a further notable feature, a large window on the half landing fills the area with natural light. There are 5 bedrooms on the first floor, bedrooms 1, 2 and 3 with good proportions. The original attic room can be found on the top floor and offers scope for a number of uses: a guest suite, child's play room, office or hobbies room could be created.

In Esher, properties of splendour from this era are few and far between, especially with potential - it is an exciting opportunity to be the next owner, where one can sympathetically modernise and possibly extend (STPP) to ensure this character building can be enjoyed

for the next 100 years.

## Outside

This secluded garden stretches to 85ft long and provides flexible outside space; a large patio which can be accessed via the dining room, is ideal for al fresco dining, whilst a grassed area provides a space for young children to run around and play. Mature trees and shrubbery fill the perimeter of the garden providing a private and secluded space. A double garage can be found at the rear of the property, which is accessed via the side of the property, there is additional off-street parking at the front of the house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

# Milbourne Lane, Esher

Approximate Gross Internal Area = 274.6 sq m / 2956 sq ft

Garage = 29.8 sq m / 321 sq ft

Total = 304.4 sq m / 3276 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 172966

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



