



Grove Way, Esher  
Surrey, KT10

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Fabulous home with stunning south facing garden

Hamptons International

51 High Street, Esher, Surrey, KT10 9RQ

Sales. 01372 468411

esher@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Hall | Dining Room | Sitting Room | Garden Room | Kitchen / Breakfast Room | Utility Room | Cloakroom | Master Bedroom with En Suite | Guest Bedroom with En Suite | 3 Further Bedrooms | Family Bathroom | Separate WC | Bike Storage | Garage | Manicured Rear Garden

**Guide Price £1,295,000 Freehold**

## Description

An imposing and attractive 1930's family home located in Grove Way, one of the areas most popular roads within easy reach of Esher Station. This well proportioned home is immediately welcoming, the generous entrance hall is a fitting pre-cursor to the space this home has to offer. The front main reception, currently used as a dining room is beautifully presented, features a vast bay window and working fireplace, this room is fabulous for hosting dinner parties, and, of course the family Christmas. The kitchen / breakfast room, sitting room and garden room are all interconnected and where more informal, day to day living takes place. The garden room is a delightful room to relax and appreciate the attractive lawn and garden. Upstairs bedroom options are flexible, the front master bedroom suite mirrors the dining room proportions, again with a large bay window which floods the room with natural light. The top floor is a triumph, completely remodelled and rebuilt by the current owners, a skilfully designed staircase leads to a large bedroom suite which has many potential uses: an alternative master, guest suite, teenagers space, games room or comprehensive home office.

## Outside

The fabulous rear garden is over 100 ft in length, and perfectly orientated, being southerly facing. The current owners are keen gardeners, and this is evident as the garden is beautifully maintained. There is a patio area ideal for soaking up the sun and alfresco entertaining. The lawn is a good size and very family friendly,

impeccably maintained this is sometimes used for a spot of croquet at family get-togethers.

## Location

Grove Way is regarded as one of the best roads off Ember Lane and is a very popular location for commuters with Esher train station being just 0.5 miles away. The property is ideally positioned for the local primary schools of Cranmere and St Pauls as well as Esher College. Ember Sports Club is close by & offers bowls, croquet, drama & tennis; the clubhouse holds social events. Further along Grove Way there is access to a recreation area ideal for a stroll.

LOCAL AUTHORITY: Elmbridge Borough Council



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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Grove Way, Esher

Approximate Gross Internal Area = 213.9 sq m / 2302 sq ft

Storages = 25.4 sq m / 273 sq ft

Garage = 21.7 sq m / 233 sq ft

Total = 261.0 sq m / 2809 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 171138

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.



