Hamptons

INTERNATIONAL



Arbrook Lane, Esher, KT10

2 1 1

OFFERS IN EXCESS OF

£800,000

(£800,000)

Property details



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Key features

- **Two Bedrooms**
- **Luxury Family Bathroom**
- **Guest WC**
- **Sitting Room**
- **Kitchen with Breakfast Bar**
- **Utility Area**
- **Garden**
- **Off Street Parking**
- **Plans drawn up & prep work undert**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

A stunning 2 bedroom home, beautifully finished for modern living.The property has been beautifully refurbished to create a wonderful home equipped with modern conveniences throughout. The front door opens into an inviting entrance hall that leads to the sitting room, where double windows flood the space with natural light. This generous room flows seamlessly into the stunning kitchen, which is both stylish and functional. A central island provides space for dining, while the sleek cabinetry, with subtle shaker influences, offers ample storage including a dedicated appliance cupboard to keep items like a microwave neatly concealed. The herringbone flooring and thoughtfully designed overhead lighting complement the granite-topped island, adding to the kitchen’s impressive finish. A separate utility area provides practical space for laundry, coat storage, and houses a smart guest WC.Upstairs, there are two well-appointed bedrooms. The principal bedroom benefits from built-in wardrobes and large windows that brighten the room. The second bedroom is also a comfortable size. The family bathroom is modern and luxurious, featuring a freestanding bath and a high-quality shower with both a handheld unit and an overhead rainfall showerhead.Potential to extend into the loft with plans for a 3rd bedroom and en suite; installation of the steel beams in the roof for the loft conversion, plumbing and electrics run to the loft in preparation, subject to building control sign off.OutsideTo the rear of the property, a generous terrace provides ample space for alfresco dining and summer entertaining. Beyond the terrace, the remainder of the garden is laid to lawn, with a useful shed positioned at the far end. At the front of the property, there is off-street parking and a side gate offering convenient access to the rear garden and the utility room—an ideal spot for removing boots and storing coats.SituationThe property is ideally situated close to both Esher and Claygate centres. Esher offers an excellent selection of bespoke boutiques, restaurants, bars, and cafés—including Gails and Fegos—along with a Waitrose supermarket and the Everyman cinema. Claygate provides a charming village atmosphere with local shops, cafés, restaurants, and pubs. The surrounding woodland and commons offer beautiful walking trails and plentiful opportunities to enjoy nature, all just a short stroll from the house. The area also caters to a variety of interests with numerous tennis, golf, and sports clubs nearby, as well as a dry ski slope and go-karting at Sandown Racecourse—ensuring something for everyone.Schooling in the area is outstanding, with reputable options including Esher Church School, Claremont Fan Court School, Milbourne Lodge, Shrewsbury House Pre-Prep, Rowan Preparatory School, ACS Cobham International School, Danes Hill in Oxshott, and Notre Dame in Cobham.Claygate and Esher railway stations provide direct services to London Waterloo, while the nearby A3 offers easy access to the M25, the wider motorway network, and both Gatwick and Heathrow airports. Property Ref Number: HAM-62062







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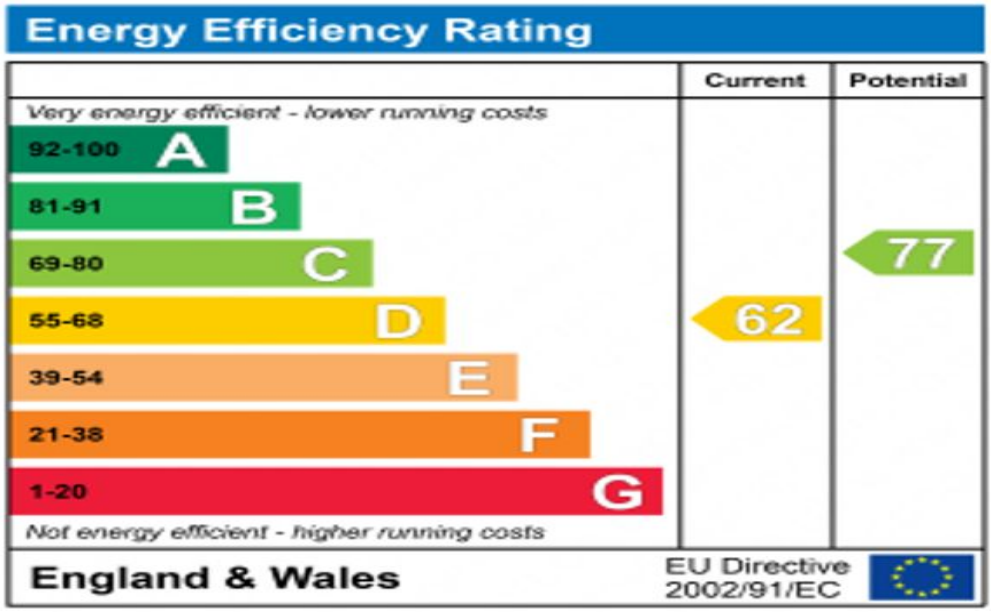




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Floor plan



Location





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