



Charlotte Court, Esher, Surrey, KT10 9AG

Guide Price £2,000,000

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An impressive six-bedroom family home within a private gated development in a highly desirable Esher location within walking distance of the high street.

This stunning home underwent a complete renovation in autumn 2023, brought up to the highest standards of modernity and style.

The accommodation is arranged over three floors with the ground floor offering two reception rooms and an extended rear kitchen/diner/family room to the rear featuring stepped bi-fold doors encompassing the rear of the home. The contemporary kitchen is completely new, boasting built-in cabinets and all-new appliances. A spacious island has also been added, making it easy to accommodate a family of six for breakfast or dinner.

The utility room has also been remodeled with the same contemporary cabinetry as the kitchen, ensuring a seamless and cohesive style throughout the house.

The first floor comprises five double bedrooms and two 'Jack & Jill' ensuite bathrooms which, in addition to the kitchen and utility room, have also been given a modern makeover, with new showers and bathtubs installed in the master bedroom, guest room, and jack and jill family bathroom.

The large bonus loft room and all stairwells have been fitted with new carpeting throughout, adding a touch of comfort and luxury to the overall aesthetic of the house. Boasting a bathroom, walk-in storage closet space and roof lanterns allowing an excellent source of natural light into this space. This floor could be a cinema room, home gym, office or a sixth bedroom.

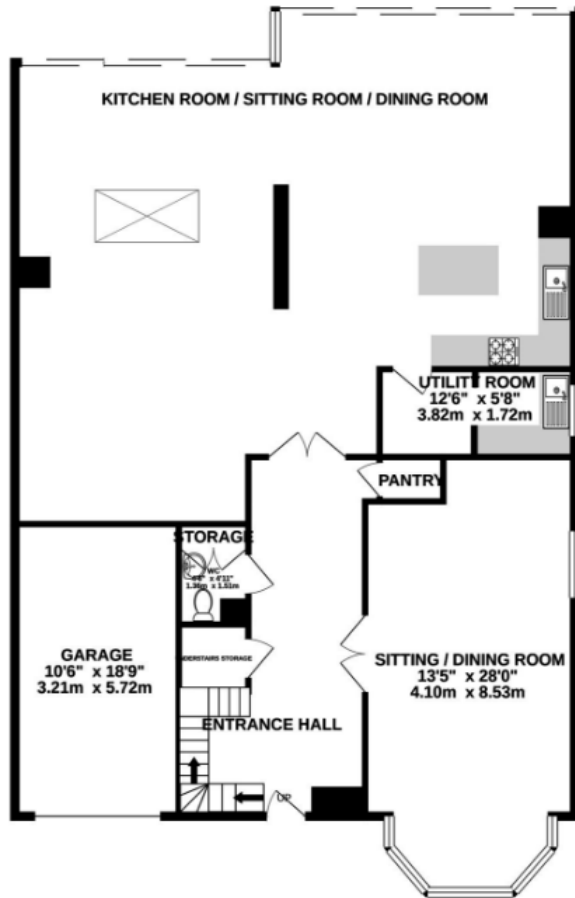
External features include a landscape rear garden mainly laid to lawn, large patioed area along with a hot tub. Fully enclosed on all sides the garden offers a good level of privacy and seclusion. A front garden and driveway provide off street parking and access to the double garage with space available for two cars.

- Executive 6 bedroom home
- Gated development
- No onward chain
- Extended open plan living
- Private enclosed garden
- Two Jack & Jill bathrooms
- Double garage & driveway
- Generous 2nd floor space
- Council Tax Band H

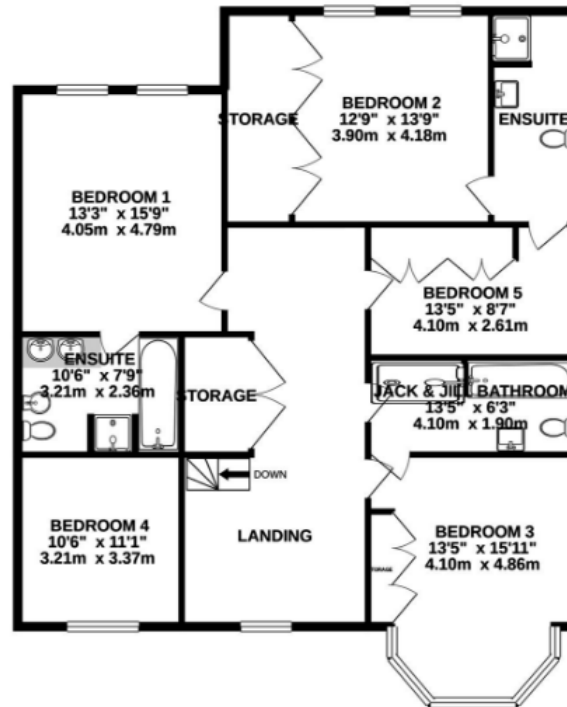


Floorplan

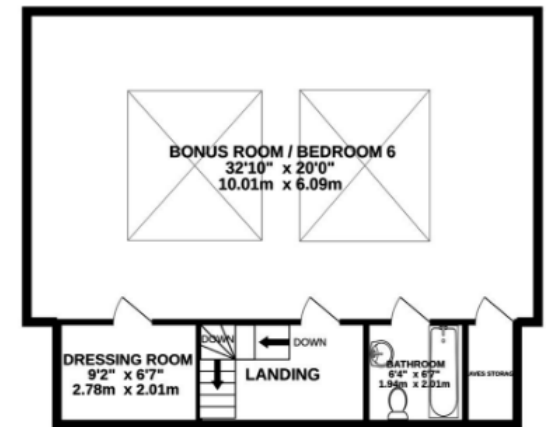
GROUND FLOOR
1823 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



2ND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 4068 sq.ft. (378.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Positioned in private gated residential road located in the heart of Esher, conveniently located within a short walk of the local restaurants, bars and Everyman cinema on the High Street.

The towns of are nearby providing a wide selection of high street names and department stores. Schooling in the area is superb with the Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott and Notre Dame in Cobham. The Towns of; Kingston upon Thames and Guildford, Thames Ditton, Long Ditton, Surbiton and Hampton Court are within easy reach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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