

DRAKES HOUSE



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An impressive, recently constructed Esher residence of approaching 6000 sq ft of space set in a sought after private gated road located midway between Esher High Street and the pretty West End area.

Entrance Hall | Kitchen/Breakfast Room | Family Room | Sitting Room
Dining Room | Study | Utility Room | Cloakroom | Master Bedroom Suite
with Dressing Room, Ensuite and Further Dressing Room | Bedroom 2
with Ensuite | Bedroom 3 with Ensuite | 2 Further Bedrooms | Family
Bathroom | Laundry Room | Media/Games Room | Study Area
Front and Rear Gardens | Double Garage

Recently constructed, Drakes House is a beautifully presented, truly stunning property of exemplary design and quality offering the discerning buyer contemporary modern living, perfect for entertaining and family life. The heart of the home is the fabulous open plan kitchen/dining/living space, designed to be impressive yet cleverly divided into zones, providing the perfect combination of relaxing, sitting and dining areas. This entire space is complimented by a feature sky light and bi-fold doors on three sides, which can be opened up to provide a seamless connection to the outside. Further reception rooms are well proportioned with tall ceilings, sash windows and plaster cornices, to create a classic, elegant feel. The first floor has an impressive master suite which features a vaulted ceiling, large dressing room, walk-in wardrobe and luxurious bathroom. Further accommodation on the first and second floor offers flexible bedroom space, study areas, laundry, potential gym and also includes a fabulous media/games room complete with kitchenette. A high quality Italian bespoke kitchen, gorgeous floor coverings, luxurious bathrooms, integrated music system, outdoor hot tub and an exceptional finish provide for a tremendous home.

Location

Set in Drakes Close a sought after private gated road, at the centre is a pretty, communal wooded copse, a unique feature that provides a pleasant outlook. The property is located just under 1 mile to Esher High Street with a wide range of independent shops, restaurants, cafés, Waitrose supermarket and cinema. The West End area of Esher with duck pond, local pub and farm shop is close by. Esher station is within 2 miles, offering a service to Waterloo in 23 minutes.







Local Information

Esher, just 17 miles from central London is situated in Elmbridge, a borough well known for consistently being at the top end of the Halifax 'quality of life' survey.

The area is well renowned for its excellent state and independent schools, with Shrewsbury House, Reeds, Claremont Fan Court, Danes Hill, Rowan Preparatory and The American Community being among the most popular of the Independents. Thames Ditton Infants, Esher Church and High schools, together with Esher College, are all highly regarded state schools.

Esher is the first town just off A3 outside greater London, yet still within the M25, perfectly striking the balance between lifestyle and accessibility. J10 of the M25 is only 3.5 miles away giving access to both Heathrow (13 miles) and Gatwick (26 miles) airports. Esher mainline station offers a regular service to Waterloo (approx 25 minutes) and has ample parking.

The surrounding area offers a wide range of amenities for shopping, sport and leisure. The main shopping town of Kingston Upon Thames is within five miles and has most retail chains. Set in 60 acres of beautiful riverside gardens is Hampton Court Palace, home of Henry VIII. Bushy Park is the second largest of the Royal Parks and a tranquil green space for all to enjoy. For sports enthusiasts, there is Sandown Park Race Course in Esher, Colets Health and Fitness Club in Thames Ditton and numerous golf courses near-by. There is extensive woodland in the area, Esher Common and Oxshott Heath, offering great walking and cycling landscape. There is also National Trust Claremont Landscape Gardens just outside Esher town centre



Interior

- Exceptionally high ceilings (ground floor 2.77m/9ft, first floor 2.80m/9ft+, second floor 2.6m/8.5ft), Ornate plaster coving to ground and first floors.
- Clandon Bolection fireplace with wood/coal burning stove (provision for change to gas included) in sitting room.

Flooring

- Oversized Italian polished porcelain 800 x 800 tiles throughout hall, kitchen and family room. Luxurious walnut flooring in formal dining, lounge and study
- 80/20 Wool carpets throughout first and second floors.

Kitchen

- Stunning bespoke Italian kitchen, with matt glass fronts on satin lacquered doors, teamed delicately with off-white Silestone worktops, selected for their durability.
- Miele appliances include: Induction Hob (provision for change to gas included), powerful Hood, 2 fridge freezers, coffee bean coffee machine, steam oven, oven, microwave, warming drawer
- Neff dishwasher, ZipTap boiling water and filtered cold water tap, in sink waste disposal unit, Smeg wine fridge
- Eleven lighting zones for ultimate versatility in creating perfect ambience.

Bathrooms

- Luxurious master bathroom en-suite featuring polished porcelain tiles, volcanic limestone oval bath NAPOLI by Victoria & Albert, remote controlled Grohe shower, rain shower, massage jets, double sinks, and in wall bathroom television. Four lighting zones, including colour changing LED, to create Spa like relaxing atmosphere.
- Five further superbly appointed luxury bathrooms featuring Villeroy & Boch, Grohe, V&A plus cloakroom with Grohe sensor tap, all with wall hung pans and shattaf hoses to cloakroom and master bathroom.

Cinema Room

- The cinema room on the top floor includes sink and kitchenette facilities.
- Wired with cat 6 for consumption of all audio visual data including satellite tv, freeview tv, downloadable films, audio, video
- Ceiling hung projector projects onto large pull down screen
- Large screen TV set behind pull down screen for further alternative viewing
- Surround sound in ceiling speaker cabling wired.

Laundry & Utility Room

- The Laundry room (first floor) features Miele washing machine, tumble dryer and a generous Villeroy & Bock butler sink
- The Utility room (ground floor) provides a second Miele washing machine along with valuable storage.

Technology

- CCTV to all external walls, Texecom Alarm
- Cat 6 network throughout house for distribution of television, movies, music, Sky, downloadable movies etc
- TV and data points in all rooms
- Abundant provision of sockets
- In ceiling audio speakers to lounge, family and dining rooms

Heating

- Underfloor heating to ground and first floors controlled by digital thermostats.

Miscellaneous

- Fire, smoke and heat detectors to landings and kitchen.
- Dawn till dusk exterior lighting on PIRs with LED uplighters.
- Block paved driveway for up to 4 cars.

Exterior & Construction

- Mellow stock bricks, stone porch
- Windows with stone heads, cills, copings
- Solid concrete first floor
- 10 year Buildzone Guarantee (Property completed in 2012)

Windows and Doors

- Four sets of expansive Folding sliding doors to hall, family and kitchen rooms. Sliding sash windows double glazed, polished chrome locks and restrictors with tilt facility for easy cleaning
- Fire Doors to all doorways with polished chrome door furniture.

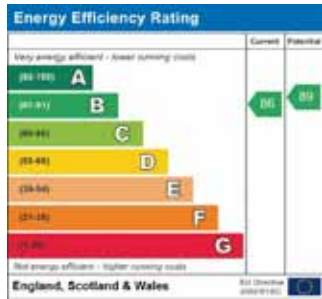
Garden

- Rear Garden with landscaped entertainment area including Hot Tub. Front and back gardens are lit by wall lights, path lights and feature lights.
- Electric cabling provision is made for electric gates to the driveway.

Double Garage

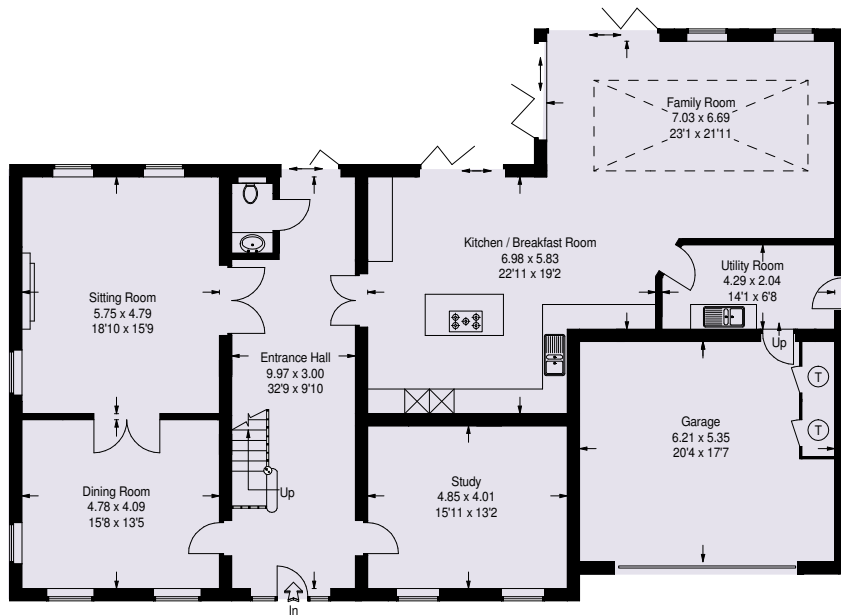
- Double garage housing fully pressurised water system with accumulator.



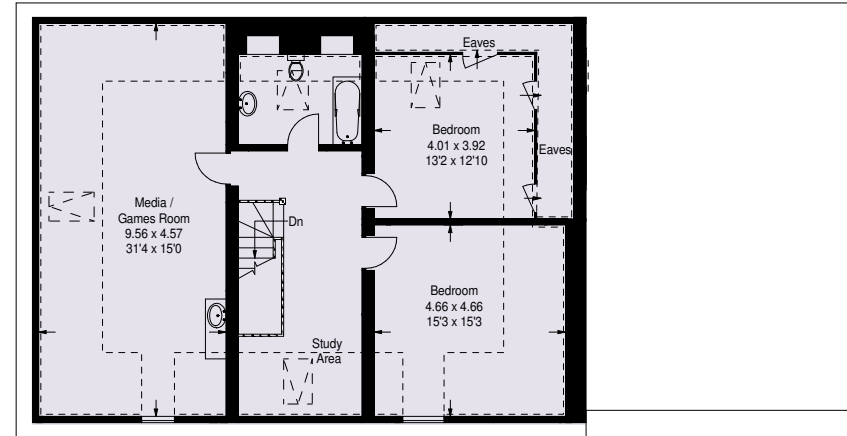


Drakes Close, Esher, Surrey

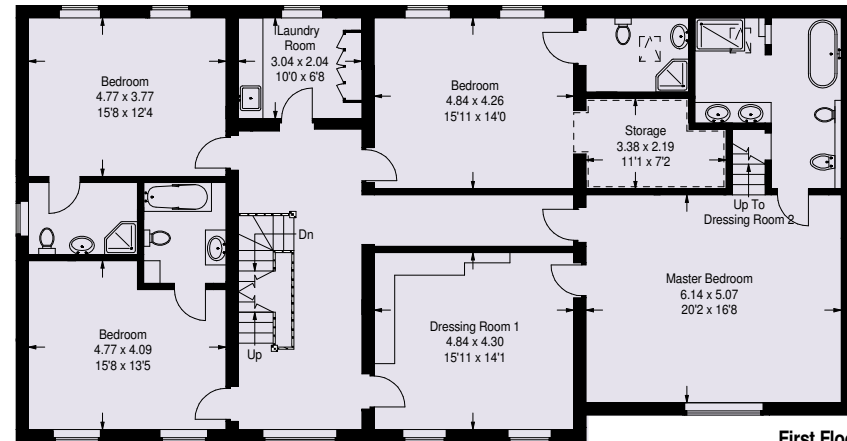
Approximate Gross Internal Area = 534 sq m / 5748 sq ft
(Including Garage & Excluding Eaves)



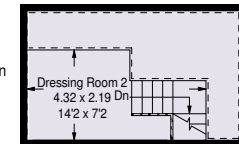
Ground Floor



Second Floor



First Floor



Not Shown in Actual Location

= Reduced headroom below 1.5 m / 5'0"

FLOORPLANZ © 2013 0845 6344080 Ref 115886

This plan is for layout guidance only. 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 sale 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.