17 LAKESIDE DRIVE
ESHER • KT10

An impressive architecturally designed home sitting beside a private lake

Entrance hall • Reception room • Sitting/dining room
Kitchen/breakfast room with Miele appliances • Cloakroom
Feature staircase with uplighting

Master bedroom with dressing area and luxury en suite
Guest bedroom suite with dressing room and shower room
Two further bedrooms • Family bathroom
(All bathrooms fitted with Villeroy and Boch sanitary ware)

Patio for entertaining • Decked terrace overlooking the lake
Heated swimming pool • Private guest parking
Double garage • Thermostatically controlled wine cellar
Jetty for rowing boat • Fully alarmed and monitored

Cobham 4 miles • Central London 19 miles
A3 2 miles • M25(J10) 3 miles • Heathrow Airport 22 miles
Gatwick Airport 23 miles
(All distances are approximate)

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The house is beautifully refurbished throughout with modernised interiors and immaculate decor. The ground floor accommodation features beautiful dark wood flooring and comprises of a stunning open plan sitting/ dining room, a cloakroom and a reception room with feature glass staircase to the centre. This floor also offers a fully equipped kitchen/ breakfast room featuring Miele appliances, Fisher & Paykel double fridge, a Quooker hot water tap and an abundance of storage.

To the first floor there is a large master bedroom with dressing area and luxurious en suite boasting a circular jacuzzi bath, his and her sinks, a steam room with ‘rainwater’ shower head and a TV. It is useful to note that all of the bathrooms are fitted with Villeroy & Boch sanitary ware and Philippe Starck taps. A guest bedroom suite also offers spacious accommodation with dressing room and shower room. This floor has two further bedrooms with fitted wardrobes and a family bathroom.

Underfloor gas central heating runs throughout the house as well as Systemline surround sound in the house and garage. Further features include a thermostatically controlled wine cellar holding more than 200 bottles, uplighting around stairwell, double glazing throughout and the house is fully alarmed and monitored.

Directions (Postcode KT10 9EZ)

From the Esher office of Knight Frank, turn left at the traffic lights at The Bear Public House into Claremont Lane and go straight over the traffic lights at Milbourne Lane. Lakeside Drive is the second road on the left, follow the road to the end and number 17 can be found on the left hand side.
Gardens and Grounds
The property benefits from a double garage and an outdoor heated swimming pool with jets for exercise, lighting and electronic pool cover. The paved terrace surrounding the house provides the perfect place for relaxing or entertaining. A water feature gives a peaceful and serene setting and the surrounding mature trees and shrubs offer complete privacy and seclusion.

The garden also features an irrigation system as well as lighting and a sound system. At the lakeside of the property there is a perfectly placed decked terrace overlooking the lake. There is also a jetty for mooring a rowing boat.

Location
Designed and built in the 1970’s by the award winning architect Royston Summers, Lakeside Drive is a tranquil cul-de-sac which is a designated conservation area located just a short distance from Esher High Street and its amenities. The property is one of 16 unique contemporary houses set around an ornamental lake which once formed part of the historic, landscaped gardens of Milbourne House.

Esher is a highly regarded residential area offering a wide range of local amenities as well as convenient transport links to the capital and international travel networks. Esher is situated approximately 15 miles south west of central London and its vibrant High Street boasts a wide selection of cuisines, bars and boutiques, as well as a cinema.

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Local Authority
Elmbridge Borough Council. 01372 474474.

Viewings
Viewings are strictly by appointment with the vendors agent.

Fixtures and fittings
All those items regarded as tenant’s fixtures and fittings, together with fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Schools: Elmbridge Borough has some of the finest state and independent schools including Claremont Fan Court School, Shrewsbury Lodge and Esher Church School nearby together with the ACS Cobham International School to name a few.

Entertainment: There is a cinema on Esher High Street and the renowned Sandown Racecourse is a short walk away.

Restaurants: Esher High Street has a wide variety of cuisines, with independant eateries to well-known chains.

Walking & Riding: Esher is full of attractive green spaces for the keen walker, it is also great for cycling with its paths and dedicated cycle and juice bar situated on the High Street. Claremont Park and Painshill Park are also nearby with excellent gardens and walks.

Shopping: There is a large range of boutiques, general shops and a supermarket in Esher with a wider selection of department stores and high street names in nearby Kingston upon Thames.

Travel: The M25 (J10) and A3 are a short driving distance away giving access to Central London, Heathrow and Gatwick Airports.

Train: There is a regular, fast train service to London Waterloo from nearby Esher (28 minutes approx.) and Claygate stations (34 minutes approx.).
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