

Wolsey Road

ESHER, KT10

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Wolsey Road

ESHER, KT10

Situated on one of Esher's most desirable residential roads, this beautifully presented four bedroom family home combines period charm with contemporary living offering bright, versatile accommodation arranged over four floors.

The property welcomes you via an attractive entrance hall leading to a stylish front reception room, featuring a character fireplace, bespoke illuminated shelving and a large bay window that floods the room with natural light. To the rear, the spacious dining room provides an ideal space for entertaining and flows through to the contemporary kitchen, fitted with quality cabinetry, generous work surfaces and integrated appliances. Full width bi-fold doors open seamlessly onto the rear terrace, creating an excellent indoor outdoor entertaining space.

The first floor comprises three well proportioned bedrooms, including a generous en-suite bedroom. The remaining bedrooms are served by a modern family bathroom.

The second floor has been thoughtfully converted to create a superb loft room with a luxurious shower room, featuring striking herringbone tiling, brass fittings and a large roof lantern that fills the space with natural light. A useful cellar provides excellent storage and further potential, subject to the necessary consents. Outside, the landscaped rear garden enjoys a private aspect with a paved entertaining terrace leading to a lawn bordered by mature planting. At the rear of the garden is an impressive timber garden studio, perfectly suited as a home office, gym or garden room.

Wolsey Road is one of Esher's most sought-after addresses, conveniently positioned within easy reach of Esher High Street with its excellent selection of boutiques, cafés, restaurants and supermarkets. Esher railway station provides regular services to London Waterloo, making the property ideal for commuters, while the A3 and M25 offer excellent road connections.

The area is renowned for its outstanding schools, both state and independent, together with nearby green spaces, Sandown Park Racecourse, and an excellent range of leisure and sporting facilities.

















Guide Price: £1,200,000 - £1,250,000
Subject to Contract

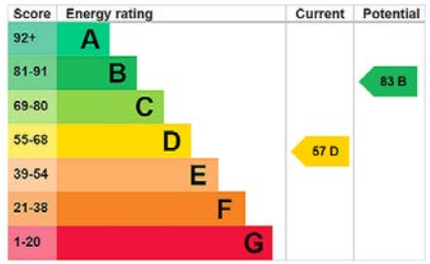
Local Authority: Elmbridge Borough Council

Council Tax Band: E

Tenure: Freehold

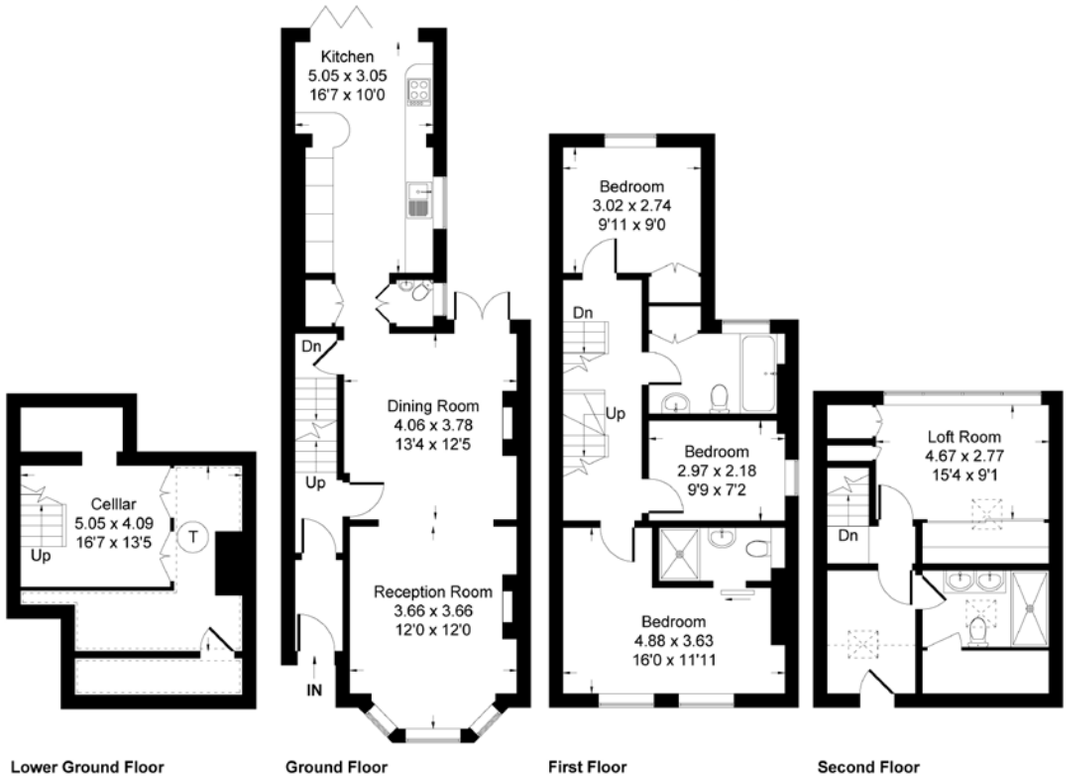
Reference: COB200326

Approximate Gross Internal Area:
157.7 sq.m // 1697 sq.ft



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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