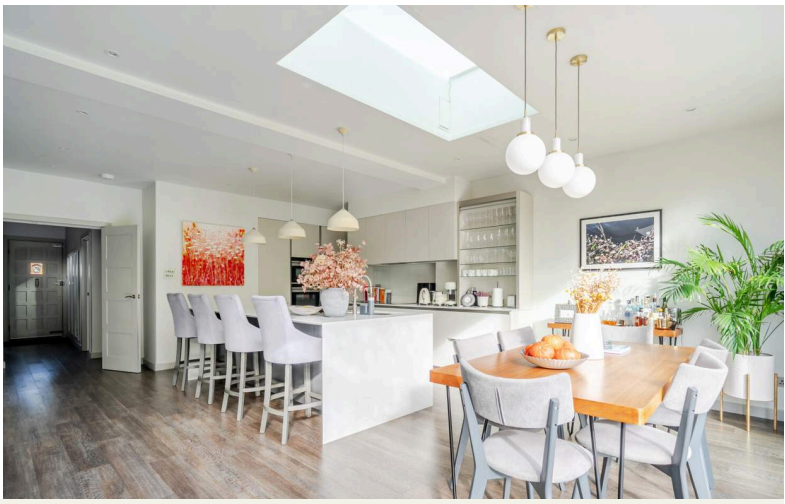
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12 The Woodlands

Esher, Surrey, KT10 8DB

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Guide Price £1,325,000

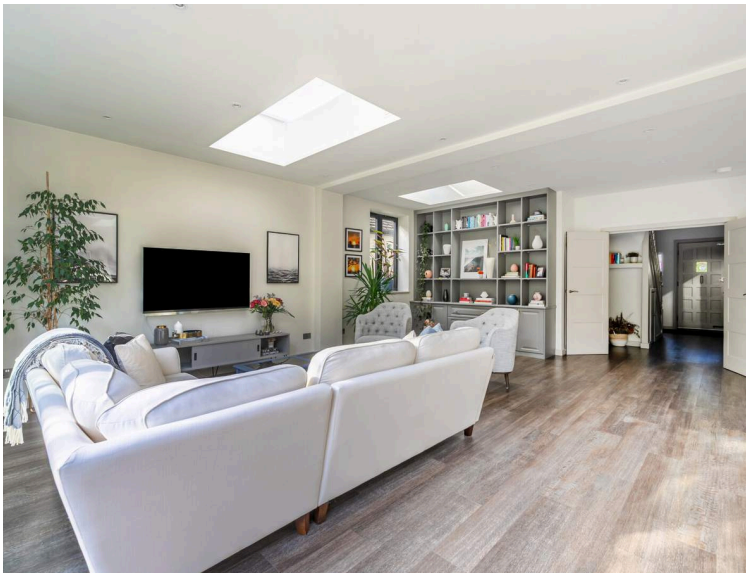
Freehold



A five-bedroom, two-bathroom semi-detached family home, presented in modern and immaculate condition throughout. Set on a very popular residential road, moments from Esher station, the property benefits from off-street parking and a stunning south-facing garden.

The ground floor features a sitting room with a bay window and feature fireplace, alongside a separate study. The heart of the home is an impressive open-plan kitchen, dining and family room, with a modern fully fitted kitchen, central island and large sliding doors opening onto the garden. The garden is a great size, south-facing, private and quiet.

The first floor offers three good-sized bedrooms and a family bathroom. The second floor provides a superb principal bedroom with a walk-in dressing room and en-suite bathroom, alongside a further bedroom, ideal as a nursery or additional study.





Key Features

- Five-bedroom, two-bathroom semi-detached family home
- Modern and immaculate condition throughout
- Popular residential road, moments from Esher station
- Off-street parking to the front
- Impressive open-plan kitchen, dining and family room
- Modern fitted kitchen with central island and sliding doors
- Private and quiet south-facing garden
- Principal bedroom with dressing room and en-suite

Additional Information

Our client has confirmed that the property benefits from mains drainage, water and electricity, with gas central heating and that there is underfloor heating below the non-carpeted floors on the ground floor.

EPC C | Council Tax Band E

Location

Esher railway station offers regular trains to London Waterloo in under 30 minutes, making it ideal for commuters. The town is also well-connected by road, with the A3 and M25 nearby, and bus routes to surrounding areas like Kingston and Walton-on-Thames.

The town's high street offers a mix of boutique shops, cafes, and popular chain stores like Waitrose, alongside local pubs and restaurants. Esher is home to Sandown Park Racecourse, which hosts events and seasonal markets, and an Everyman cinema, adding to its leisure offerings. The area has a vibrant community atmosphere while maintaining a relaxed, suburban feel.

Esher is renowned for its excellent schools, including Esher Church School and Cranmere Primary School, both well-rated for academic success and community involvement. For secondary education, Esher High School offers strong results, and the area also has prestigious private options like Claremont Fan Court School.

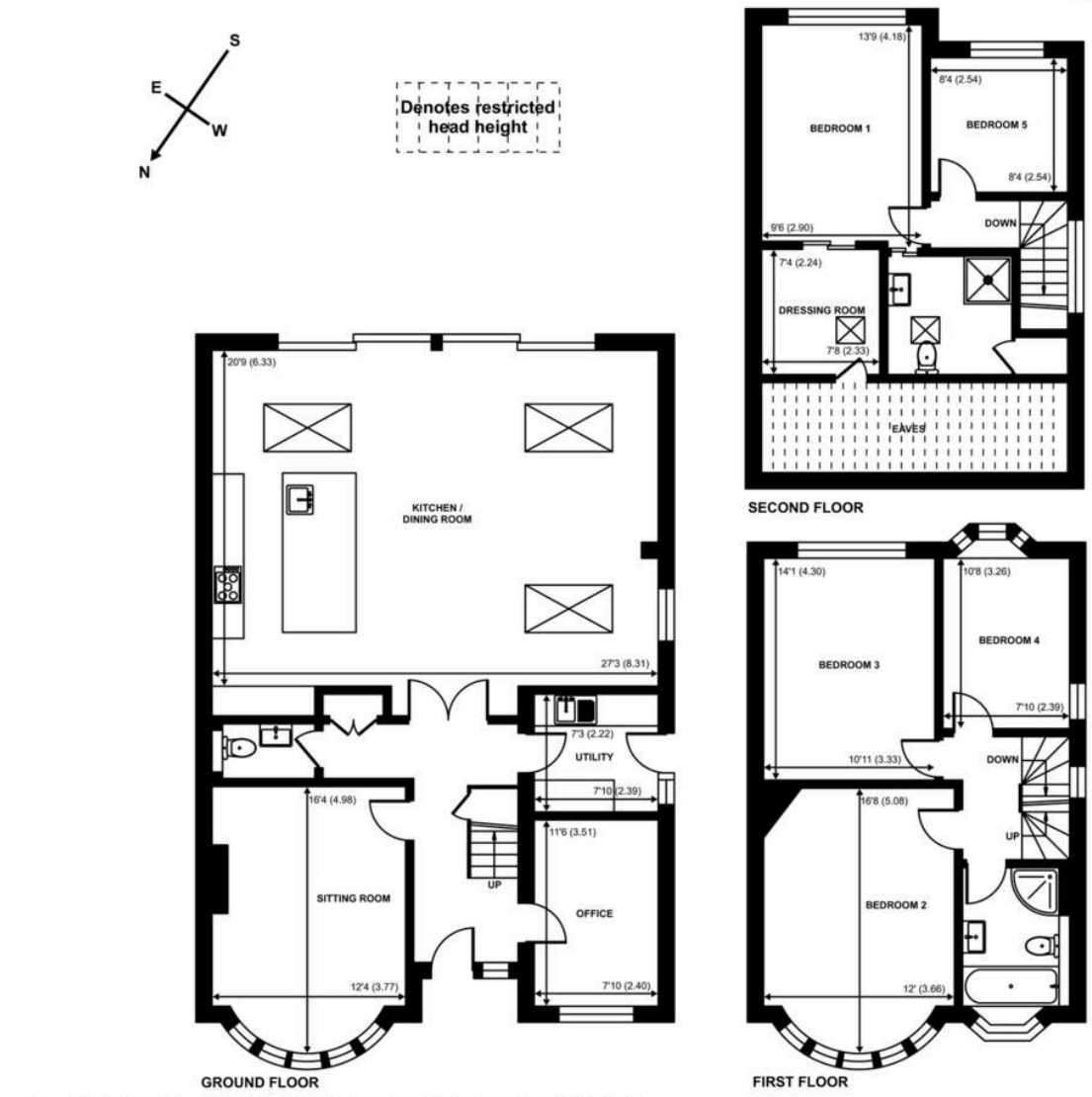






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Approximate Area = 2061 sq ft / 191.4 sq m
Limited Use Area(s) = 114 sq ft / 10.5 sq m
Total = 2175 sq ft / 201.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1540095

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Reference: CER260020

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