

Winton Place, Blackhills, Surrey



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Winton House, Blackhills, Esher, Surrey, KT10 9JW

For Sale Freehold

Offers in the Region: £4,500,000 freehold

An impressive and stylish modern family home located in one of Esher's most sought after and prestigious private roads in south facing secluded grounds of c.57 acre which further back onto protected woodland.

Built to a high specification throughout and set across three floors the property has many features including an oak central sweeping and symmetrical staircase leading to a galleried landing, an impressive drawing room with a semi-circular bay with full height windows, an oak panelled library and further secondary study, double aspect billiard room and family room.

The mature rear gardens have a full width terrace accessed from the library, drawing room, family room and kitchen/breakfast room and have a range of mature specimen plants, trees, shrubs, outdoor pool and summer house / gym.

Accommodation

Ground Floor:

Galleried Reception Hallway • Cloakroom • Grand Drawing Room • Dining Room • Library • Second Study • Full size Billiard Room • Double aspect large Kitchen/Breakfast Room • Family Room • Utility • Secondary Cloakroom

First Floor:

Large Galleried Landing • Principal Suite • Four further Double Bedroom Suites

Second Floor:

Large work-from-home studio room • Two further bedrooms • Bathroom • Storage Room

Gardens & Grounds

Detached gymnasium studio with changing facility and bathroom • Substantial rear entertaining terracing surrounding heated sunken pool • Triple Garage • Large turning and parking forecourt • Entire rear and front gardens have been the subject of a landscaping programme with numerous trees, shrubs and bushes

Location & Amenities

Esher High Street benefits from notable restaurants and boutique shops, an Everyman Cinema along with a number of coffee shops and public houses.

Schooling in the area is plentiful with a large number of private schools including The ACS Cobham International School, Claremont Fan Court, Shrewsbury House, Rowan, Reeds and Danes Hill.

Recreational activities nearby include Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, Hampton Court Palace, Claremont Landscaped Gardens. Both Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Communication links are excellent with Esher station providing a fast and frequent service to London Waterloo. The A3 is nearby and provides direct access to central London, the M25, Heathrow and Gatwick airport and the South Coast.



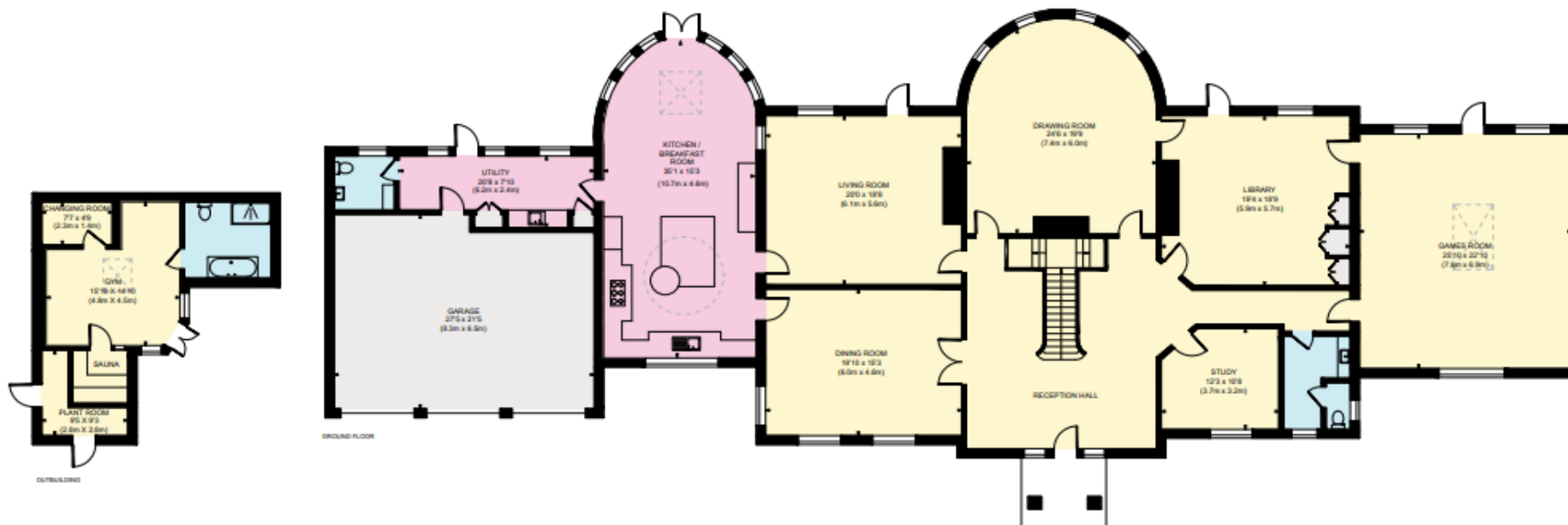
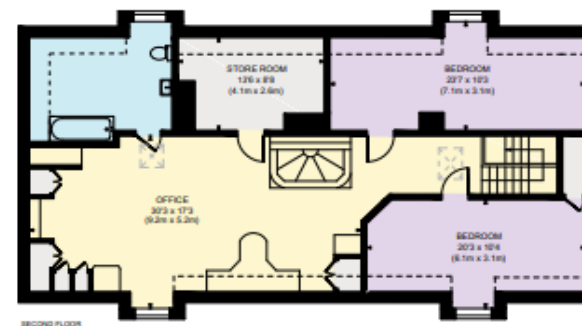
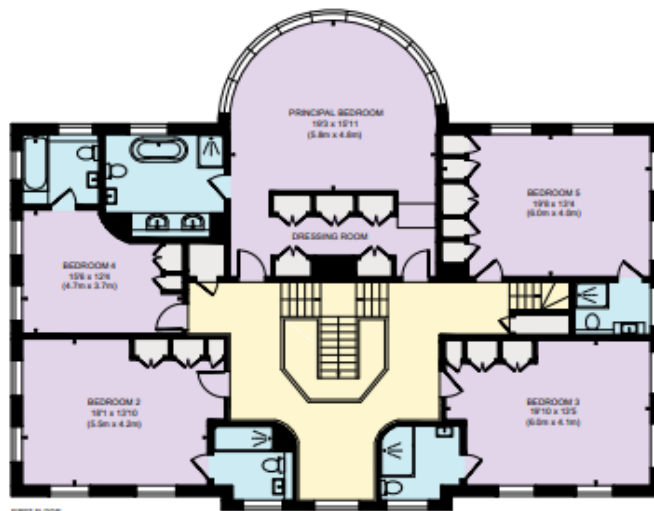
Please note various items of furniture have been removed from the property since photographs taken.



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Approximate Gross Internal Area
Main House 7765 sq. ft / 721.4 sq. m
Outbuilding 409 sq. ft / 38.03 sq. m
Total 8174 sq. ft / 759.39 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Additional Information

EPC Rating: C | Council Tax Band: H (Elmbridge Borough Council)

All mains services connected to the property | Broadband speed: 250Mbps

Private road levy: £3600 pa (Blackhills Residents Association)



Viewings by appointment only.

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