



Wonderful development opportunity in private road

Plot 2, 2 Sandown Avenue, Esher, Surrey KT10 9NT

Freehold





Planning permission for c. 7747sq ft new home • Design allows for 6 bedrooms • 7 bathrooms • Open plan kitchen/dining/living space • Drawing room • Play room • Study • Media room • Generous south facing plot

#### Location

Sandown Avenue is one of Esher's most sought after private gated roads. It is only 0.3 miles from Esher High Street which offers an array of boutiques, shops, restaurants, bars an Everyman cinema and Waitrose supermarket. More extensive shopping and amenities can be found in Kingston upon Thames just 5 miles away.

Both Esher and Claygate train stations are around a mile away and provide regular and direct services to London Waterloo from 23 minutes and 34 minutes respectively. Central London is about 16 miles away by road and can be accessed via the A3 (2 miles). The M25 is 5.5 miles away.

The schooling in the area is superb with Elmbridge Borough offering an excellent choice of both state and independent schools. Sandown Racecourse is located in Esher and the world famous royal palace at Hampton Court and the royal parks of Bushy and Richmond are also nearby.

#### Description

A superb development opportunity to create a brand new home, with renowned developer iLife Developments, on one of Esher's most sought after private roads.

Planning permission is in place for a c. 7,747sq ft family home over 3 floors - Elmbridge planning no. 2019/1552.

Tailored to the buyer's own specification and taste this luxurious property will provide spacious and balanced accommodation for both everyday family life and more formal entertaining.

The design allows for an impressive entrance hall which leads to a study with front aspect and a play room with double doors that link to the generous open plan kitchen/dining/living space situated at the rear of the property. This room will be flooded with natural light thanks to the large skylight overhead and the doors providing views of and direct access to the south facing garden. Off the kitchen is a useful pantry, utility room with side access and boot room as well as a shower room, ideal for those with an active family. A separate entrance also provides access to this area, the double garage and to a secondary staircase which leads to a self-contained annexe located above the garage. This space is perfect for an au pair or longer term guest as it is designed to accommodate a bedroom/living area, kitchenette with dining area and bathroom. The formal drawing room is also situated to the rear of the ground floor and boasts 2 sets of doors which open directly onto the covered loggia, ideal for al-fresco entertaining. This room can be accessed from both the entrance hall and kitchen. The ground floor is completed by a cloaks cupboard and wc.



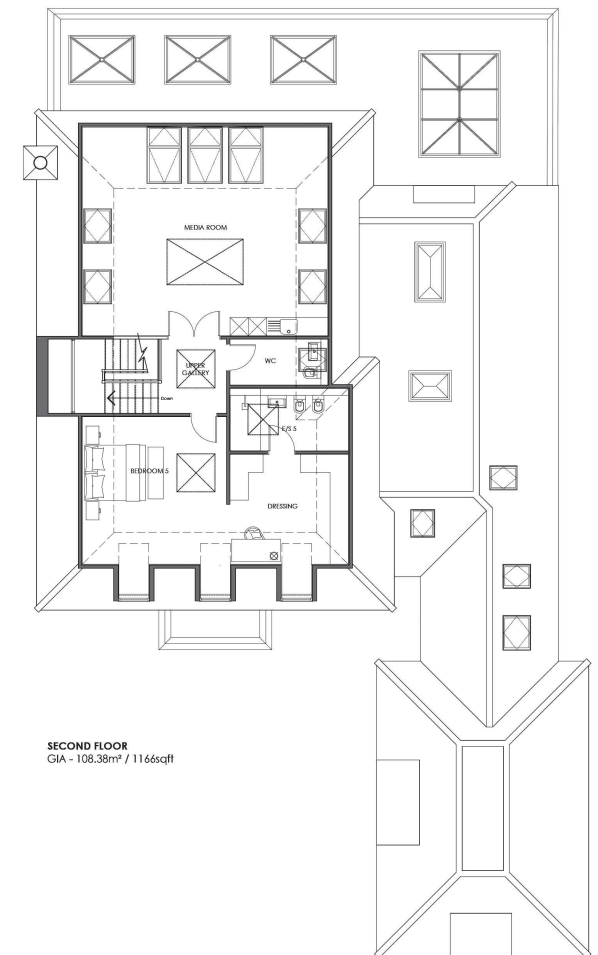
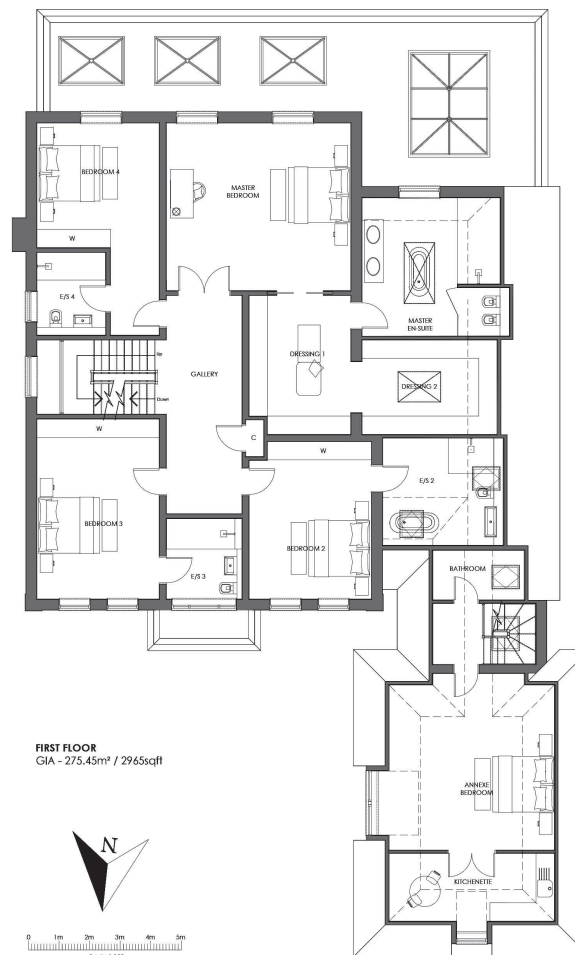
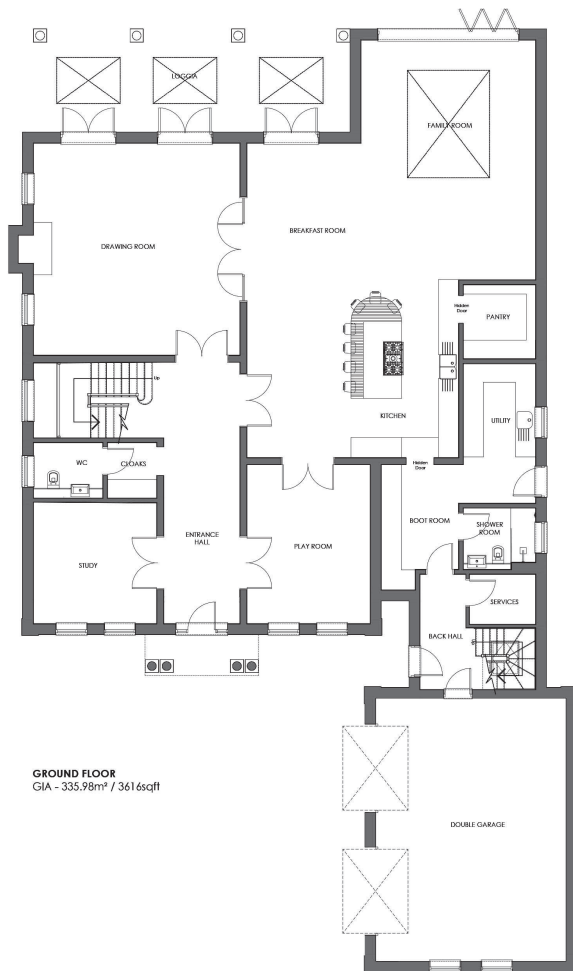


On the first floor the spacious master suite can be found to the rear of the property and enjoys garden views. Its design allows for a large en suite bathroom and his and hers dressing rooms. Three further bedroom suites are on this floor, all of which will benefit from en suite bathrooms. Bedroom 5 is located on the top floor and again is a generously proportioned room with dressing area, en suite and sky lights which allow plenty of natural light in. Opposite is a superb and versatile space, designed as a media room but of course can be configured for the new owner's needs. A wc is located just off this landing.

Should the prospective buyer want them, electric gates will provide security and privacy to the front, where the driveway will accommodate a number of cars in addition to the double garage. To the rear is a spacious south facing garden of c. 125ft in length.

Please note that Plot 2 on the site plan is the plot available for sale. External images are CGIs and internal photos are of another iLife Developments property.





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