

HILL RISE & OAK RISE

Park Close, Esher, Surrey

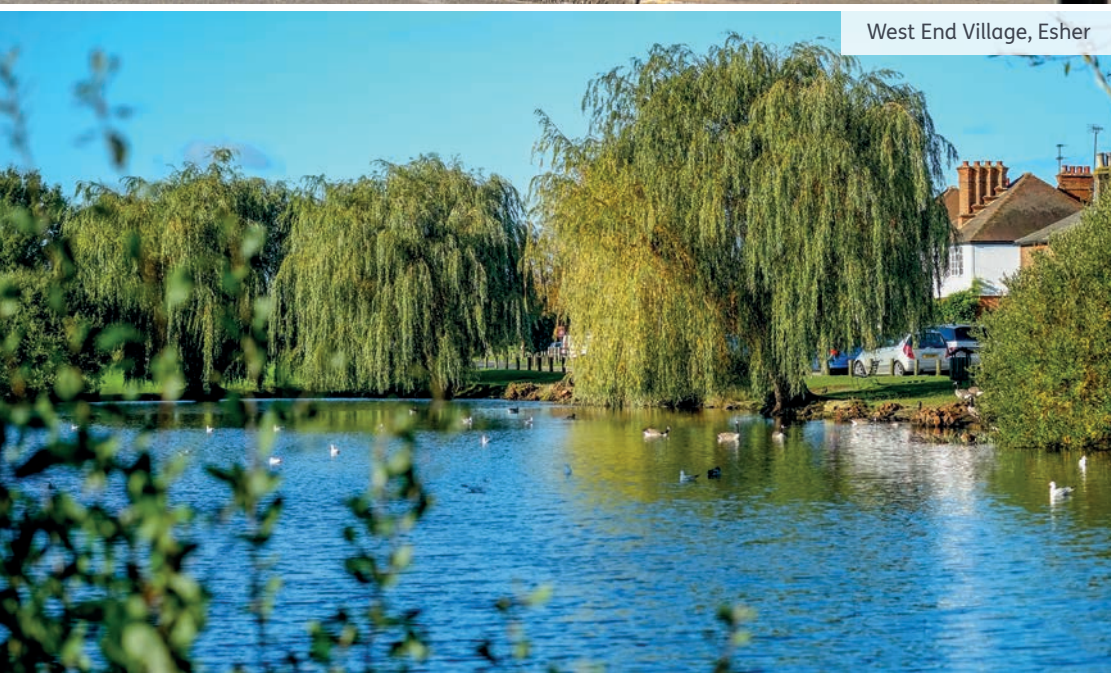
HILL RISE & OAK RISE



High Street, Esher



Hampton Court Palace



West End Village, Esher



Belvedere Tower, Claremont Landscape Garden

ESHER

Esher is a vibrant town situated in heart of Surrey yet just 14 miles from South West London. The town still retains a small village atmosphere with picturesque cottages and an historic church overlooking the village green. Add to this the charm of a thriving community spirit and its excellent transport links it is little wonder that Esher has an enviable reputation as a highly desirable place to live.

Esher High Street has a varied collection of boutiques, shops and emporiums from Waitrose to the more eclectic. Gourmets will enjoy the choice of restaurants and film buffs will be kept happy with the four screen Odeon cinema. Nearby, Kingston upon Thames and Guildford offer further shopping options.

There's an abundance of attractions and activities on your doorstep. The Claremont Landscape Garden, a beautiful National Trust property, is within easy walking distance while historic Hampton Court Palace, Painshill Park & RHS Wisley are all just a short drive away. Golf courses abound and the famous Sandown Park racecourse is located in Esher itself.

Options for both state and private schooling are excellent and include Esher Church School, Rowan, Milbourne Lodge, Danehill and ACS Cobham International.

Esher is perfectly positioned for commuters with the capital being easily accessible. The mainline railway station of Esher provides a fast, regular service to London Waterloo and both the M25 and A3 are a short drive away.

HILL RISE & OAK RISE

Whether you are looking for the perfect family home or simply appreciate the best in luxurious comfort, our new development has the warmth and charm of a traditionally styled home with a choice of two individually designed 5 and 4 bedroom houses.

Their location on Park Close provides the peace and tranquillity of one of Esher's exclusive private roads.

Inside, stylish fittings, sleek surfaces and underfloor heating add to the feel of comfort, while multi-room entertainment and security systems harness the latest technology. Bespoke Shaker style kitchens are fitted with a range of Miele appliances, a Quooker boiling-water tap and multi-zone wine fridge. Real stone bathrooms and wet room style showers in the en-suites add to the luxury lifestyle.

Outside, the houses have been architecturally designed to blend gracefully and sympathetically into their surroundings and have been built from materials carefully selected to stand the test of time. Horticulturalists will enjoy the mature garden setting. The ultimate in modern luxury living.

HILL RISE (GIA – 4,857 sqft)

- Reception Hall
- Large Kitchen / Breakfast Room
- Drawing Room
- Dining Room
- Study
- Utility Room
- Double Garage
- Master Bedroom Suite with en suite & walk-in wardrobes
- Guest Bedroom with en suite
- Two additional bedrooms on first floor
- One additional bedroom on second floor
- Media Room
- Two additional bathrooms

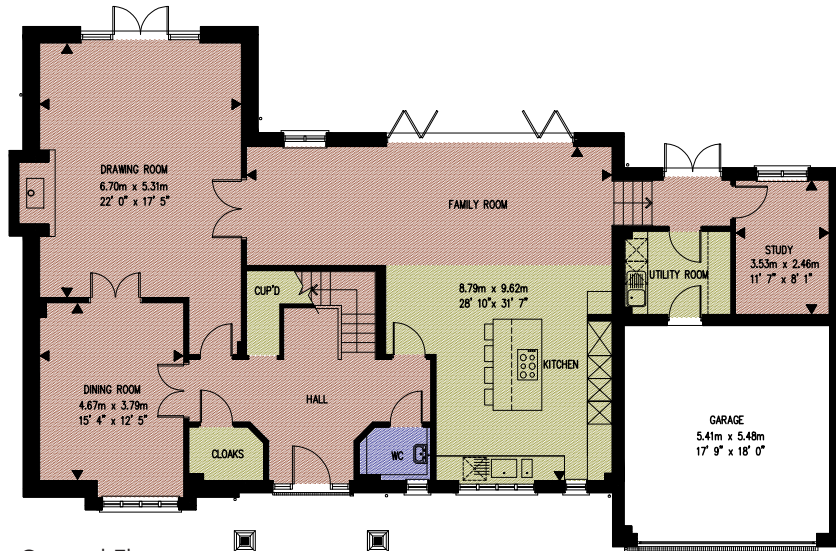
OAK RISE (GIA – 3,406 sqft)

- Reception Hall
- Large Kitchen / Breakfast Room
- Drawing Room
- Dining Room
- Study
- Utility Room
- Double Garage
- Master Bedroom Suite with en suite
- Guest Bedroom with en suite
- Two additional bedrooms on first floor
- Family Bathroom

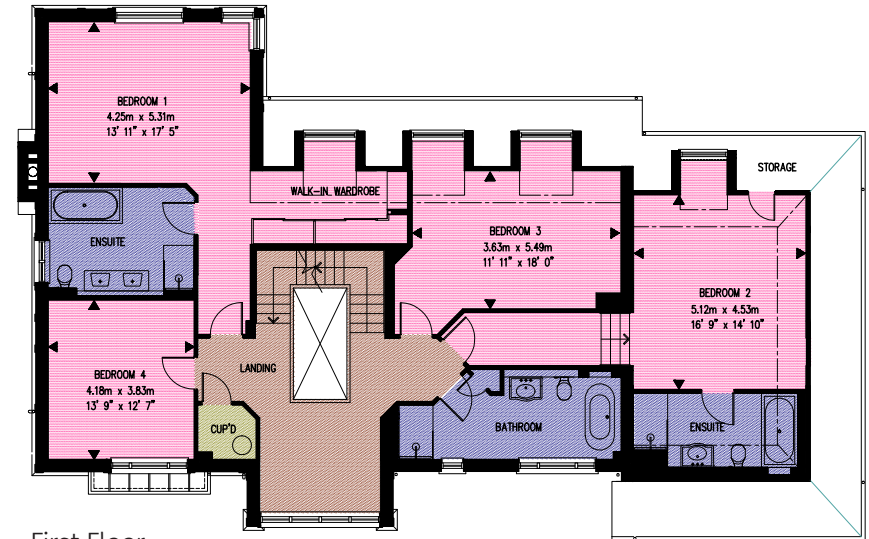
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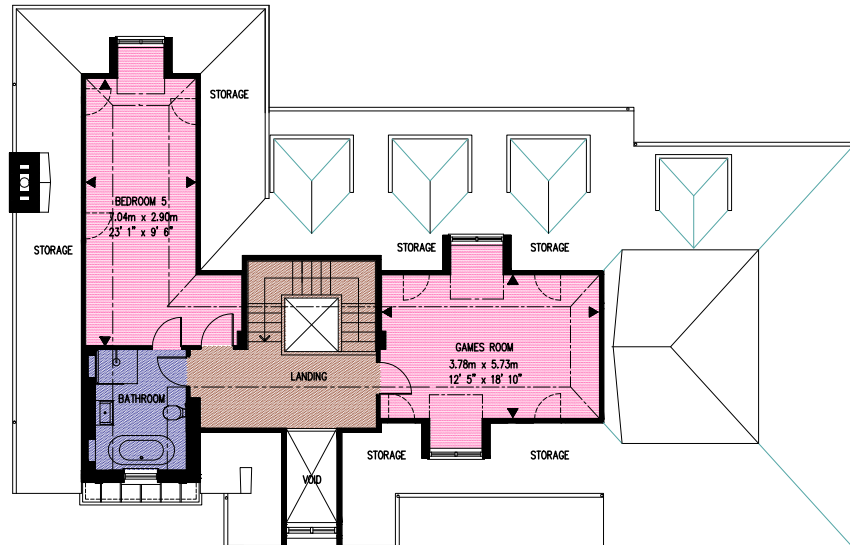
HILL RISE & OAK RISE



Ground Floor



First Floor



Second Floor

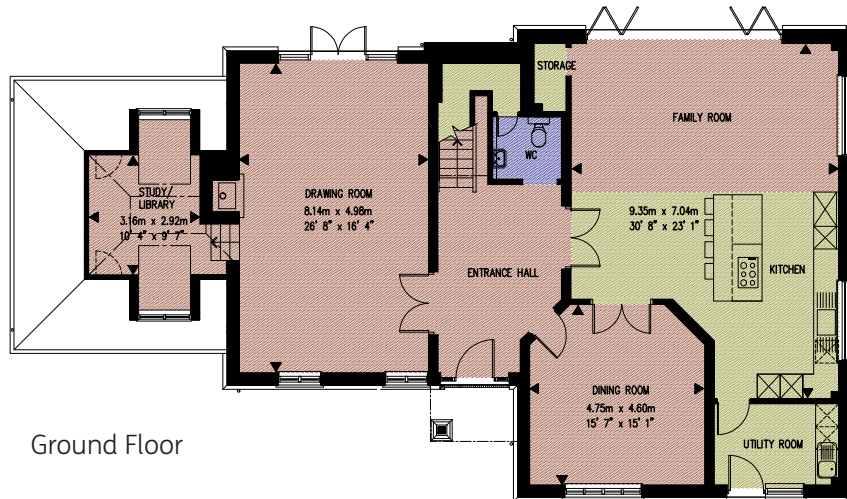
HILL RISE (GIA – 4,857 sqft)

- Reception Room / General Living Area / Circulation Area
- Work Rooms / Kitchen / Utility
- Bedroom / Dressing Room
- Bathroom / Ensuite

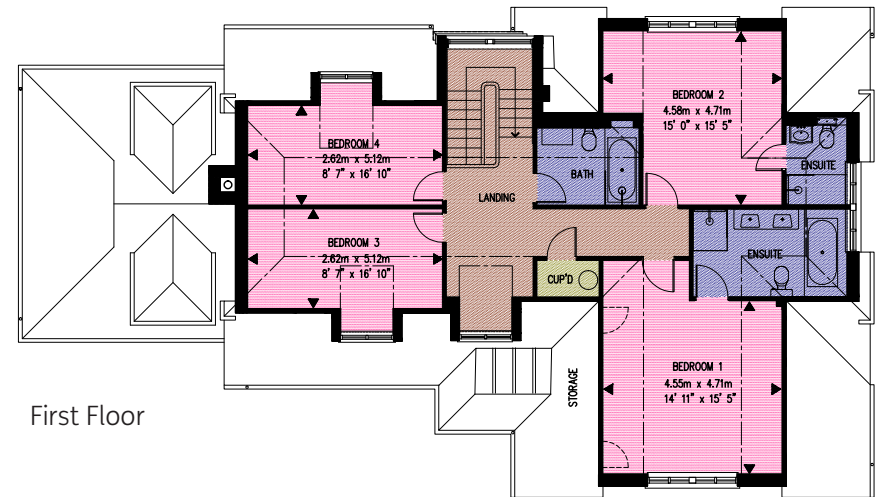
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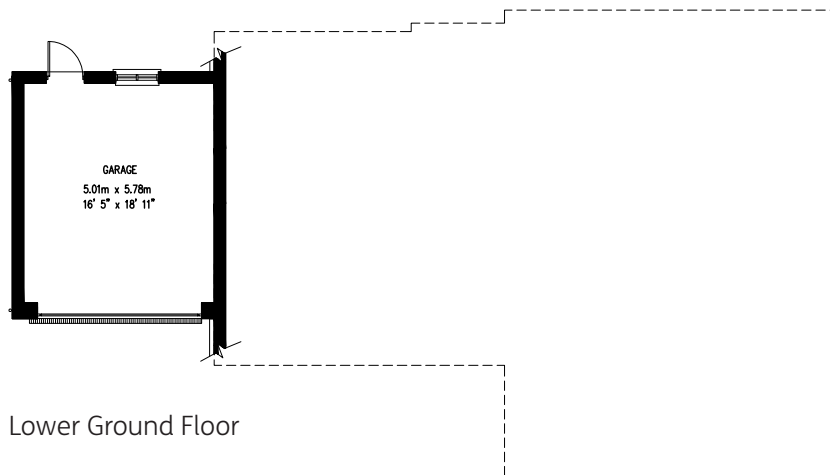
HILL RISE & OAK RISE



Ground Floor



First Floor



Lower Ground Floor

OAK RISE (GIA – 3,406 sqft)

- Reception Room / General Living Area / Circulation Area
- Work Rooms / Kitchen / Utility
- Bedroom / Dressing Room
- Bathroom / Ensuite

HILL RISE & OAK RISE



SPECIFICATION

Kitchen

Bespoke handmade Shaker style cabinets with composite stone worktops

Appliances:

- 2 x Miele single ovens
- 1 x Miele steam oven
- 1 x Miele combi microwave
- 1 x Miele 5 ring induction hob
- Oak Rise: 2 x Integrated fridge freezers
Hill Rise: 1 x American-style fridge freezer
- 1 x Miele integrated dishwasher
- 1 x Westin ceiling extractor
- Quooker boiling water tap
- 1 x multi-zone wine fridge

Utility Room

Appliances:

- 1 x Washing machine
- 1 x Tumble dryer

Lighting & Electrical

- Lutron mood lighting to ground floor – kitchen / family room & living room
- Low voltage down lighters throughout
- 5 amp lighting circuits
- Polished chrome switches throughout
- Video entry phone
- Intruder alarm
- Speakers in kitchen / family room, dining room, living room, (master bedroom ready wired)
- Wired throughout to centralised control hub for Audio (Sonos) & Visual (Sky boxes)

Bathrooms

- Carrara marble and Tundra limestone tiling from Fired Earth & Mandarin Stone
- Wet room style showers to en-suites
- Villeroy & Boch fittings

General

- Traditional brick & block cavity wall construction with all floors in concrete
- Under floor heating throughout with all rooms thermostatically controlled
- Double garage with up and over door & handset control
- Fireplace for wood burning stove with class 1 flue

Exterior

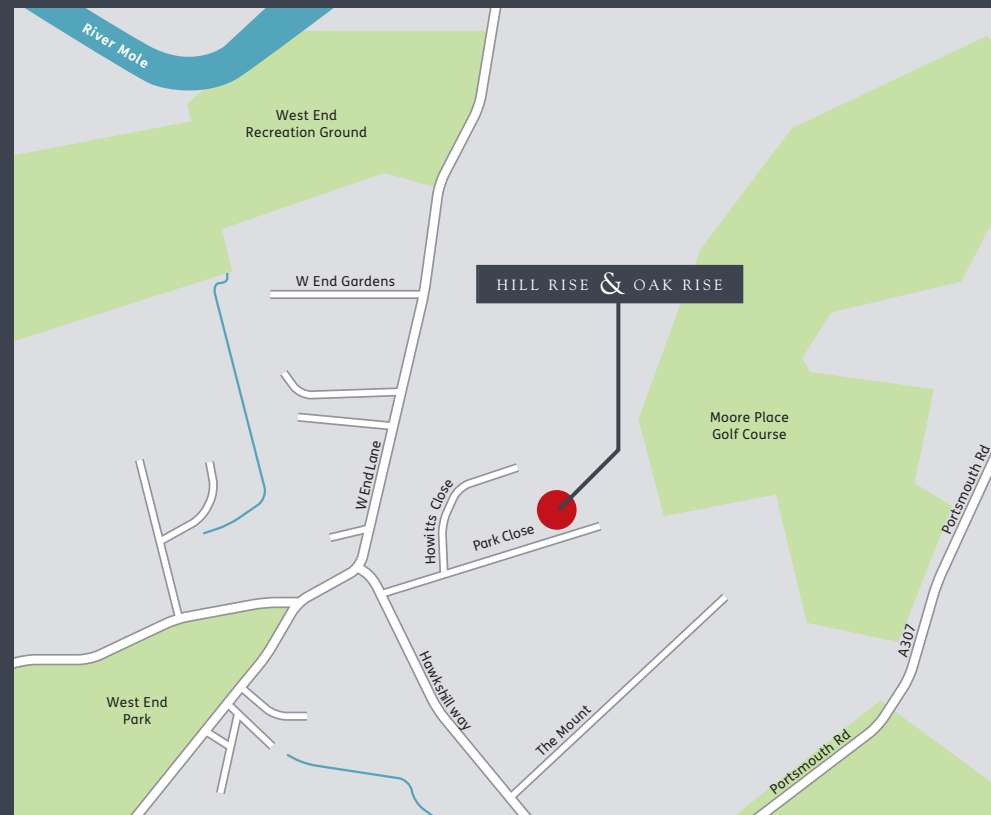
- Landscaped gardens with limestone paving and extensive planting

LABC 10 year warranty

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Directions

From Esher High Street:

Turn right onto Hawkshill Way, then turn right onto Park Close. Hill Rise & Oak Rise can be found on the left hand side.

Distances

By Car

Cobham	4 miles
A3	3 miles
M25	6 miles
Central London	19 miles
Heathrow Airport	9 miles
Gatwick Airport	30 miles
Guildford	14 miles

By Train (to London Waterloo direct) 23 minutes

Sat Nav users – please use postcode KT10 8LG