



**Ashcombe, Copsem Court Copsem Lane, Esher, KT10 9HJ**  
**Price Guide £1,995,000 Freehold**

## SITUATION AND DESCRIPTION

Copsem Court is approached via electric gates, leading to a hedge lined driveway. Ashcombe is plot A. The seclusion of this development is notable benefitting from extensive landscaping to the front and each property benefits from direct access to and a share of, an area of private woodland to the rear. Rosemont is the fourth of these homes, approaching 3000 square foot and laid out over three floors. With four generous bedrooms and three bathrooms, the property has been built to the highest quality with concrete floors, under-floor heating, high ceilings, sash windows and electric car charger.

## HOW TO GET THERE

Ashcombe is number 50A and is the first from the left.

## ENTRANCE HALL

Spacious hallway with tiled floor. Under-stairs cupboard and coat cupboard.

## CLOAKROOM

W.C with concealed cistern and vanity unit with wash hand basin with storage under.

## KITCHEN / DINING / FAMILY ROOM

32'4" x 21'9" (9.88m x 6.65m)

Full width bi-fold doors to the rear garden. Bespoke kitchen with a range of base and wall units with stone worktops over. Integrated appliances including full height fridge and freezers, twin Miele ovens and dishwasher. Other benefits include full height double door larder, bin drawer and Blanco under-mounted sink with Quooker tap. A central island with

large pan drawers, houses the induction hob with central surface extractor and breakfast bar.

## UTILITY ROOM

Range of wall and base cupboards with stone worktop over, stainless steel under-mounted Blanco sink with mixer tap, full height cupboard housing boiler, Miele washing machine and Miele tumble dryer. Door to side access path.

## LIVING ROOM

16'6" x 12'0" (5.05m x 3.66m)

Hard-wood flooring

## STAIRS TO FIRST FLOOR LANDING

Alarm panel. Store cupboard housing under-floor heating controls.

## MASTER BEDROOM

18'11" x 15'3" (5.77m x 4.65m)

Dividing wall leading to extensive range of wardrobes with mix of hanging, drawer and shelf storage. Door to:

## ENSUITE

Large free-standing bath, floor-mounted tap with hand held shower attachment, walk-in shower with over-head and hand-held outlets, vanity unit with twin wash hand basins with storage drawers and low level W.C.

## BEDROOM TWO

18'11" x 15'7" (5.77m x 4.75m)

Dividing wall leading to extensive range of wardrobes with mix of hanging, drawer and shelf storage. Door to:

## ENSUITE

Tile enclosed bath with wall mounted taps and

hand held shower attachment, shower enclosure with hand-held and over-head outlets, vanity unit with wash hand basin with storage drawer and low level W.C.

## STAIRS TO TOP FLOOR

### BEDROOM THREE

16'11" x 15'3" (5.16m x 4.65m)

Door to walk in wardrobe/storage with Velux roof light. Vaulted ceiling.

### FAMILY BATHROOM

### BEDROOM FOUR

17'1" x 13'8" (5.23m x 4.17m)

Front aspect with vaulted ceiling

## REAR GARDEN

Large patio area leading to gardens laid to lawn with gate providing access to shared private woodland, leading onto Oxshott Heath.

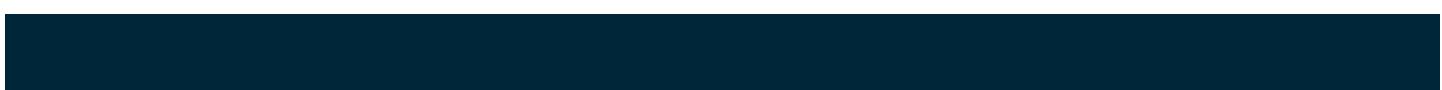
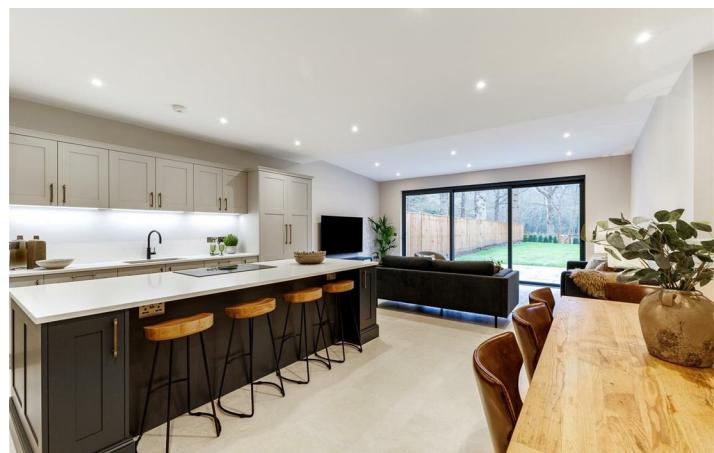
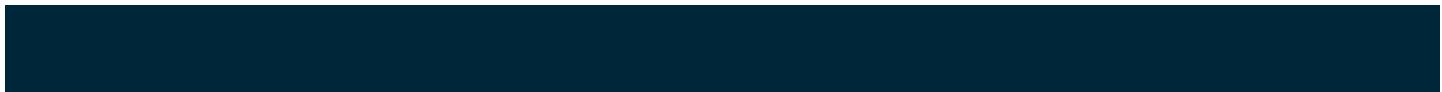
## FRONT DRIVEWAY

Parking for two cars.

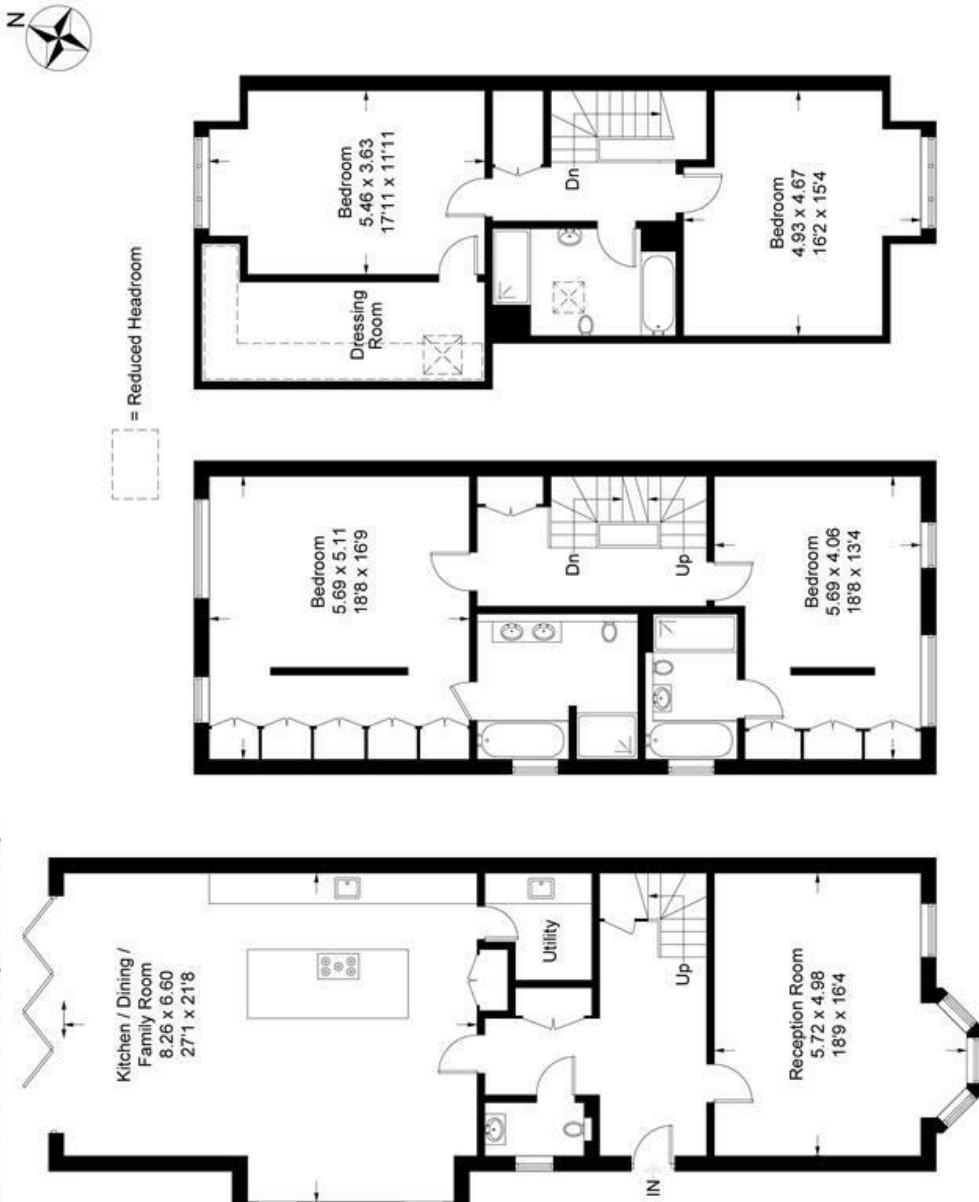


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 254.3 sq m / 2738 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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