

# Boyce Thornton

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**Holmesdale, 50 Copsem Court, Copsem Lane, Esher, KT10 9HJ**  
**Price Guide £1,895,000 Freehold**

## SITUATION AND DESCRIPTION

Holmesdale is one of only six homes in this exclusive gated development. Copsem Court is approached via electric gates, leasing to a hedge lined driveway. As the drive opens into Copsem Court, the seclusion of this development becomes evident, these six executive homes benefit 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. Holmesdale is the second of these homes from the left, approaching 3000 square foot and laid out over three floors. With five 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. The property is also alarmed and benefits from 5amp lamp sockets throughout.

## HOW TO GET THERE

Copsem Court is accessed from Copsem Lane set behind Copsem Manor. Holmesdale is number 50B and is the second property starting from the left.

## ENTRANCE

Spacious hallway with tiled floor leading through to the Kitchen. Under-stairs cupboard and double door coats cupboard.

## RECEPTION ROOM

18'9" x 12'2" (5.74m x 3.71m)

Attractive room with hard-wood flooring and bay window.

## KITCHEN/DINING/FAMILY ROOM

27'1" x 21'7" (8.26 x 6.60)

Dual aspect with 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 with pendant lighting over.

There is ample room for a large dining table and family TV and sofa area. Door to:

## UTILITY ROOM

Base cupboards with stone worktop over, under-mounted stainless steel Blanco sink with mixer tap, Miele washing machine and Miele tumble dryer. Door to side path.

## CLOAKROOM

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

## FIRST FLOOR LANDING

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

## MASTER BEDROOM

18'8" x 16'6" (5.69 x 5.05)

Large bay window, dividing wall separating bedroom area from extensive range of wardrobes with mix of hanging, drawer and shelf storage. Door to:

## EN SUITE BATHROOM

Tile enclosed bath with wall mounted taps and hand held shower attachment, separate over-sized shower cubicle with hand held and over-head outlets, low level W.C with concealed cistern and vanity unit with twin wash hand basins and storage under.

## BEDROOM TWO

18'6" x 10'4" (5.66 x 3.15)

Range of fitted wardrobes.

## FAMILY BATHROOM

Tile enclosed bath with wall mounted taps and hand held shower attachment, separate shower cubicle with hand held and over-head outlets, low level W.C with concealed cistern and vanity unit with wash hand basin and storage under.

## BEDROOM FIVE / STUDY

14'6" x 7'10" (4.42m x 2.39m)

Rear aspect

## SECOND FLOOR LANDING

Airing cupboard housing boiler and pressurised water tank.

## BEDROOM THREE

16'4" x 16'2" (4.98 x 4.93)

Front aspect

## BEDROOM FOUR

20'2" x 11'10" (6.15 x 3.63)

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

## FAMILY BATHROOM

Tile enclosed bath with wall mounted taps and hand held shower attachment, separate over-sized shower cubicle with hand held and over-head outlets, low level W.C with concealed cistern and vanity unit with wash hand basin and storage under.

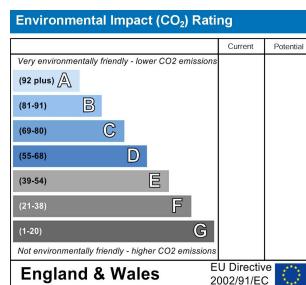
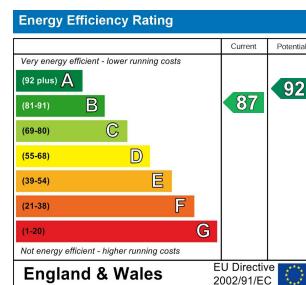
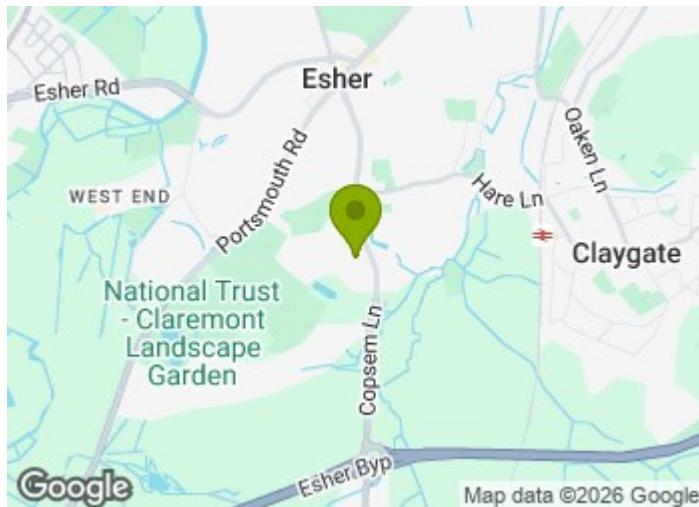
## GARDEN

Spacious side access, opening to large patio area.

Garden laid to lawn with raised side border and gate into shared private woodland, leading onto Oxshott Heath.

## FRONT DRIVEWAY

Parking for several cars including Tesla charging point.





Approximate Gross Internal Area = 260 sq m / 2799 sq ft



### Ground Floor

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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### First Floor

### Second Floor

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