



Silver Ladies
37 Meadway, Esher, Surrey

savills.co.uk





A Sir Edwin Lutyens inspired luxury mansion

Silver Ladies occupies an exceptional position in one of Esher's premier private roads. This brand new property offers an exceptionally high level of specification and is set well back from the road with almost 200 feet of frontage. The stunning plot of about 1.8 acres backs South onto the woodlands and heath of Esher Common. The grounds of Silver Ladies are renowned for their magnificent collection of Rhododendrons, Azaleas and specimen trees and were believed to be planted by Wisley Gardens.

Main Features

- Grand entrance hall with marble floor, feature leaded light window, sweeping oak staircase and impressive oak gallery
 - Superb south facing kitchen/breakfast room featuring vast leaded light window to ceiling. Step down to family room leading into 33' orangery with bi-fold doors to beautiful gardens
 - Triple aspect drawing room with large inglenook fireplace and step down into the orangery/dining area
 - Delightful oak galleried landing with feature window and reading nook
- Magnificent master bedroom suite with vaulted ceiling and 12' high gabled leaded light window, sitting and dressing area leading to en-suite with jacuzzi bath
 - Main guest bedroom suite featuring sunken marble jacuzzi bath
 - 3 further double bedrooms all with en-suite bathrooms
 - 2nd floor games room / media room with viewing gallery and kitchenette
- Large indoor pool complex with vaulted ceiling, steam room, changing room, gallery and bi-fold doors to garden
 - Self-contained annexe with private entrance featuring double bedroom, bathroom, lounge and kitchenette
 - Access via Lutyens style gates and bridge over water feature onto a large gravel driveway with triple garage
 - Beautiful landscaped grounds and woodland with sandstone pathways and south facing patios









Silver Ladies Meadway, Esher

Gross internal area (approx.)

Total = 763 sq m (8208 sq ft)

Main House = 637 sq m (6854 sq ft)

Garage = 56 sq m (601 sq ft)

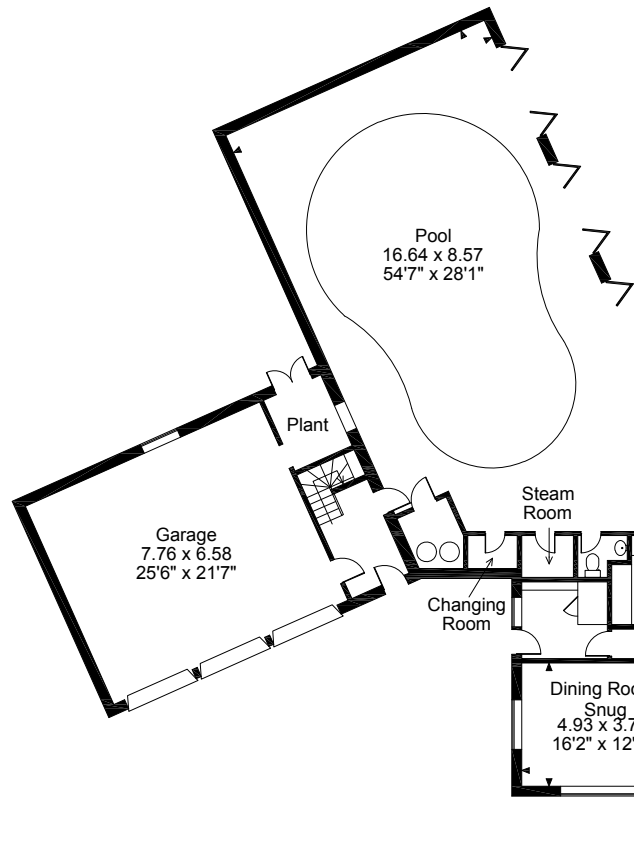
Annexe = 70 sq m (753 sq ft)

Quoted Area Excludes 'Loft Storage & Storage'

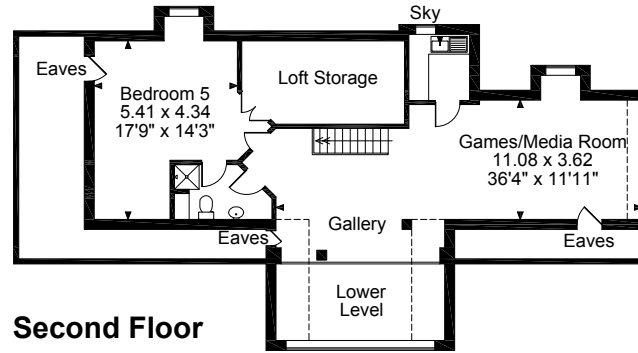
For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8125558/NJD

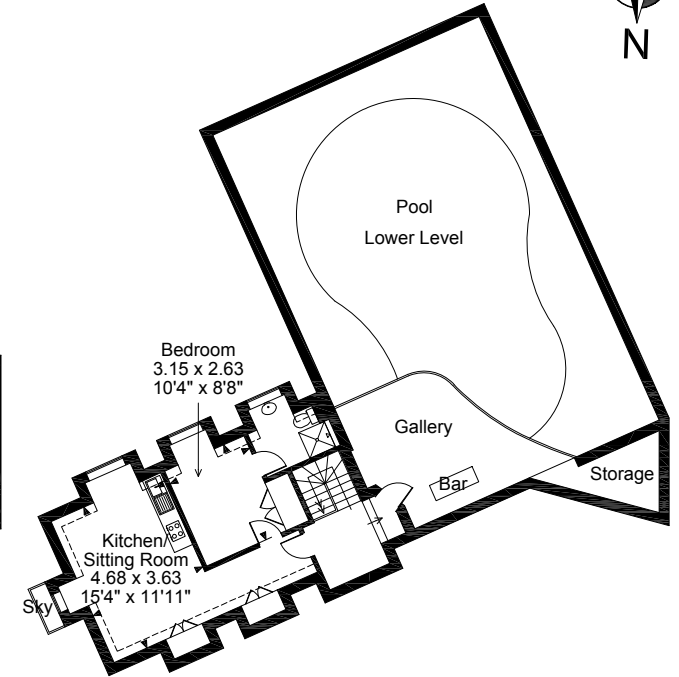
□ □ □ Denotes restricted head height



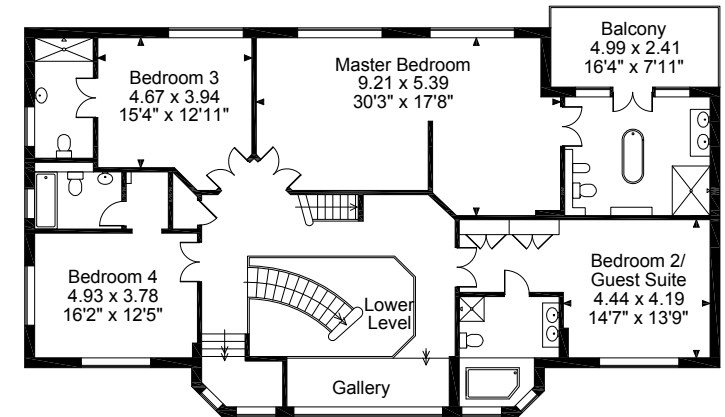
Ground Floor



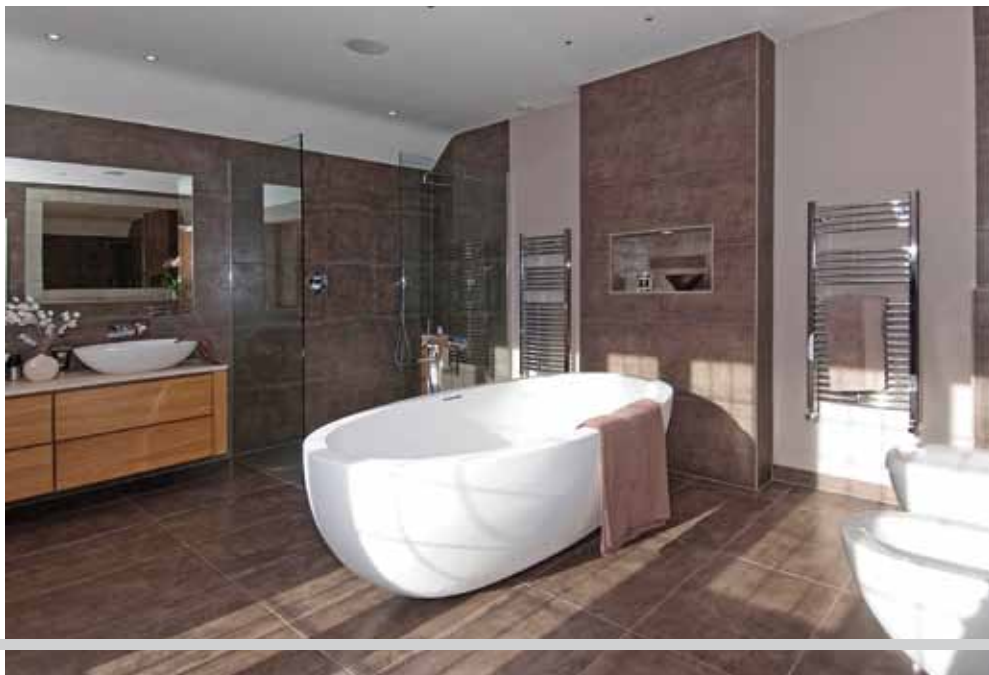
Second Floor



Annexe Above Garage



First Floor



SPECIFICATION

Kitchen / Utility

Traditional bespoke fitted kitchen by Grech & Grech with central island and marble work surfaces.

Full range of Miele and Gaggenau appliances.

Secret door leading to fully fitted utility room with washing machine and tumble dryer.

Bathrooms

Villeroy & Boch sanitaryware.

Feature jacuzzi bath in master en-suite.

Sunken marble jacuzzi bath to guest en-suite.

Polished chrome heated towel rails.

Selection of stone, porcelain and ceramic wall and floor finishes.

Audio Visual

NUVO Audio system with touch screen controls, DAB tuner and Ipod docking station.

7 Zones of audio including fitted ceiling speakers.

Family room and games room pre-wired for surround sound audio.

TV network points to allow for digital and satellite TV distribution to primary rooms.

Interior Features

Marble floors to entrance hall, kitchen, cloakroom, boot room and utility.

Timber flooring to study, orangery / dining room, family room and sitting room.

Carpets to drawing room, first and second floor landings, bedrooms and annexe.

Oak staircases and galleries by SMET continuing to second floor.

Orangery with twin roof lanterns and bi-fold doors to rear garden.

Drawing room with feature Inglenook fire place.

Master bedroom suite with vaulted ceiling and leaded light window.

Guest suite with sunken marble jacuzzi bath.

Second floor gym / games room / media room with galleried landing.

Heated indoor swimming pool with roof lantern, bi-fold doors to rear garden, steam room, changing room and viewing gallery.

Self contained annexe with private entrance, kitchenette, living area, double bedroom and en-suite.

Exterior

Lutyens inspired design with around 200ft frontage and feature leaded light front and rear windows.

Automated Lutyens style gates and bridge over entrance pond onto gravel bonded driveway.

3 car garage with automated up and over doors.

Substantial landscaped gardens backing onto woodland with mature trees and planting covering about 1.8 acres. Sandstone paving and pathways.

Construction

Solid concrete first and second floors.

Traditional cavity wall construction.

10 year NHBC Warranty.

Security

NSI approved comprehensive intruder and fire alarm systems.

Pre-wired for CCTV.

Video door entry system linked to front entrance gates.

External security lighting.

Network/communications

Cat 5e wired with network and telephone sockets in all habitable rooms.

Heating and ventilation

Heat recovery and fresh air ventilation system.

Gas fired under-floor heating to ground and first floors with digital, zoned thermostatic controls. Radiators to second floor and annexe.

Lighting/electrical

Light mood lighting system controlled by polished chrome, push button dimming controls and switches.

Downlights fitted throughout.

Feature chandelier lights in reception hall and kitchen.

Feature 5 amp lighting circuits.

Brushed chrome sockets throughout.

Built in vacuum system.



SITUATION

Esher has long been a popular address for those who like being close to London but enjoy the benefits of a more rural setting. There are exceptional schools in Esher and the surrounding area for children of all ages along with universities and colleges for further education. Meanwhile, sports enthusiasts will enjoy first class facilities for golf, tennis, health & fitness and horse racing. Esher is also well placed for easy access to all major communication links with the A3 and M25 just a few miles away and nearby train stations provide fast links into London.



Important Notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority

Elmbridge Borough Council Civic Centre High Street Esher
Surrey KT10 9SD - 01372 474 474.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	78	79
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Savills Esher
55 High Street, Esher
Surrey, KT10 9SH
esher@savills.com
01372 461900
savills.co.uk

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Savills Country Dept
Lansdowne House,
57 Berkeley Square,
London, W1J 6ER
cewer@savills.com
0207 499 8644

