

# Yaffingales

Esher, Surrey





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# A spacious six-bedroom detached family home set in 2.23 acres on one of the most sought-after roads in Esher

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Yaffingales, 19 Blackhills, Esher, KT10 9JP

Esher 2.8 miles (London Waterloo 30 mins), Cobham 2.8 miles, Walton-on-Thames 4.5 miles,  
Weybridge 5.8 miles, London Heathrow Airport 16 miles, Guildford 15 miles,  
Central London 19.9 miles, London Gatwick Airport 23.8 miles

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## *Features:*

Reception hall | Drawing room | Dining hall | Family room  
Study | Kitchen/breakfast room | Butler's Pantry | Utility room  
2 Cloakrooms | Boot room | Cellar

Principal bedroom suite with dressing room and bathroom  
5 Further bedrooms (one ensuite) | 3 Further bathrooms  
Loft space

Coach House with sitting room | Kitchen | Cloakroom  
2 Bedrooms | Bathroom

Garage with gym and games room

Tennis court | Swimming pool with pool house  
Sauna and changing rooms

Mature gardens and grounds

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About 2.23 acres in all









### *The property*

This detached Tudor-styled property offers almost 6,700 sq. ft. of characterful accommodation arranged predominantly over three floors, and with period-styled features including exposed beams and stained glass panels. The accommodation includes a wooden-floored reception hall with cloakroom, drawing and morning rooms and a central dining hall, all three with feature fireplaces and doors to garden terraces, and a study with doors to the garden. The kitchen/breakfast room has bespoke units including a central island/breakfast bar, an Aga, modern integrated appliances, terrace access and neighbouring amenities including a second cloakroom, butler's pantry, utility room and side porch/boot room. The property also has generous cellarage.

Stairs rise from the dining hall and amenity area to the first floor, providing a principal bedroom with fireplace, private balcony, dressing room and en suite bathroom. Also on this floor are two further bedrooms, one with fireplace, dressing area and en suite bathroom, a family bathroom and a separate family shower room. The second floor provides the three remaining bedrooms, a further bathroom and loft space.

### *Outside*

Set on a plot of some 2.23 acres, the property is approached through wrought-iron security gates over a sweeping driveway, leading to a triple garage with first floor gym/games room over and to the Coach House. This flexible use annexe features a reception room, kitchen, cloakroom, two first floor bedrooms and a family bathroom. It is linked to the first floor of Yaffingales by a link bridge off the landing, but also has a separate ground floor entrance. The mature garden is laid mainly to lawn bordered by mature trees and features a tennis court and swimming pool with pool house with sitting room/kitchenette, cloakroom, sauna, changing rooms, store and outdoor dining area with fireplace and verandah.

The property has a lapsed planning permission for a detached 14,628 sq. ft. two-storey five-bedroomed mansion house with attached pool building and detached double garage with accommodation over, all set within around one acre (Application number: 2009/2222).

### *Location*

The property is one of only 36 properties in Blackhills, a private road and arguably Esher's premier road, surrounded by the leafy lanes, parkland, commons and golf clubs of Elmbridge borough, labelled 'The Beverley Hills of Surrey' (Daily Mail). Lying to the east of the River Mole near to the London/Surrey border and surrounded by green spaces and parks, Esher offers boutique and high street shopping, services, restaurants, cafes and schooling, together with a cinema, public library, public common, racecourse and golf, tennis, rugby and football clubs. The local towns of Cobham, Walton-on-Thames, Weybridge and Guildford offer extensive amenities. Communications links are excellent: Esher station (2.8 miles) offers services to London Waterloo (30 minutes), the A3 (3.0 miles) gives easy access to the south coast and connections with the M3/M4/M25 motorway network, linking to Heathrow and Gatwick Airports and central London. The area offers a wide range of state primary and secondary schooling together with a good selection of independent schools including Claremont Fan Court School, Reed's School Shrewsbury House Pre Prep and Danes Hill School.

















**Directions**

KT10 9JP

///What3words: volume.gloves.track - brings you to the property

**General**

**EPC rating:** E

**Local Authority:** Elmbridge Borough Council, tel: (0)1372 474474

**Services:** Mains gas and electricity. Gas and electric underfloor central heating. Mains water and drainage

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**Council Tax:** Band H

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Tenure:** Freehold

**Guide Price** £6,500,000

**Fixtures and Fittings:** All fixtures and fittings are specifically excluded from the sale

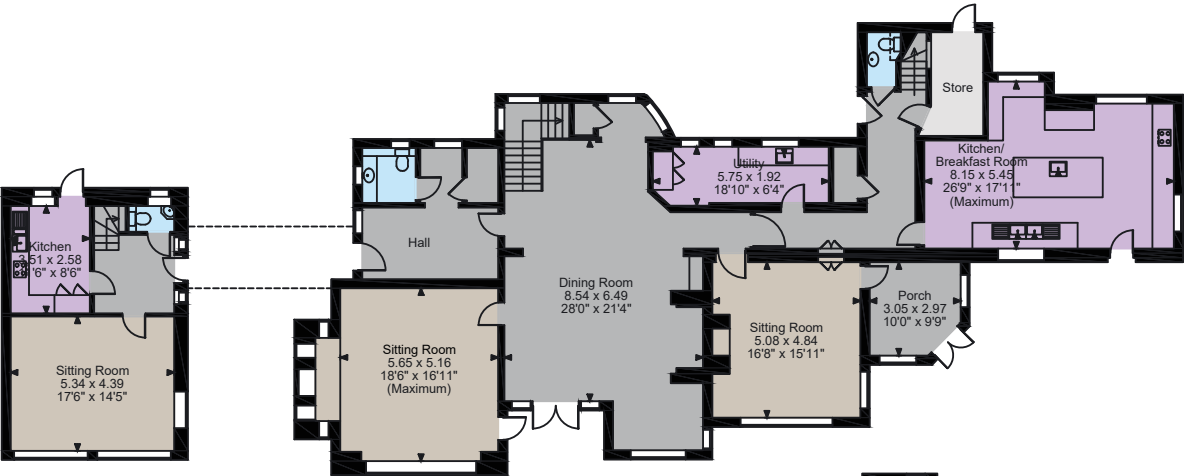
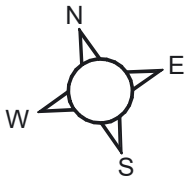




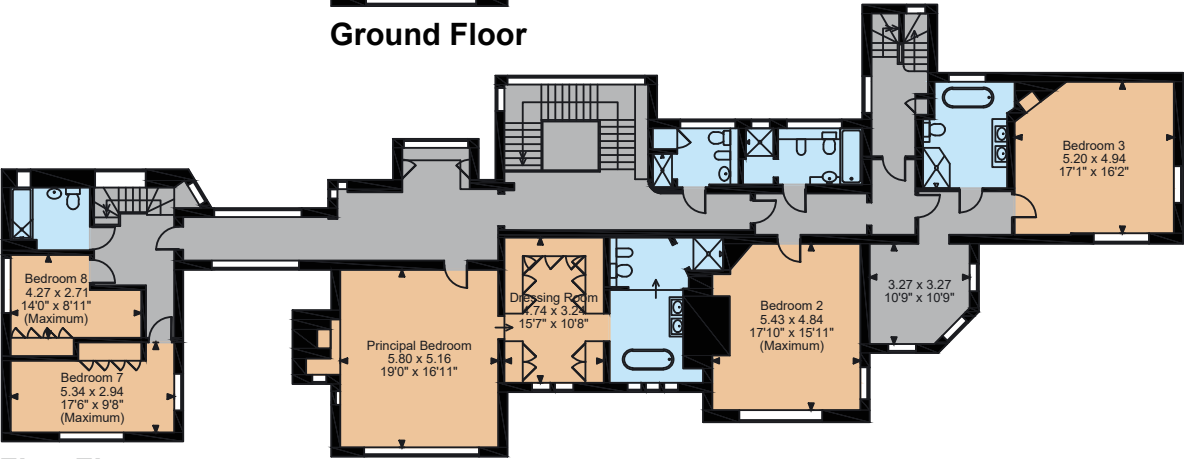




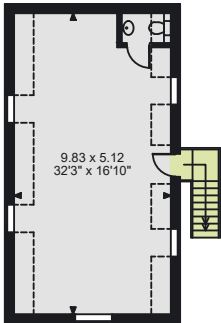
Yaffingales, Blackhills, Esher  
Main House internal area 7,147 sq ft (664 sq m)  
Garage Building internal area 1,080 sq ft (100 sq m)  
Outbuilding internal area 593 sq ft (55 sq m)  
Total internal area 8,820 sq ft (819 sq m)



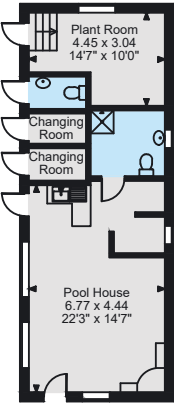
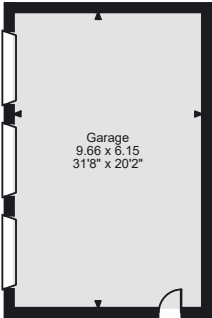
Ground Floor



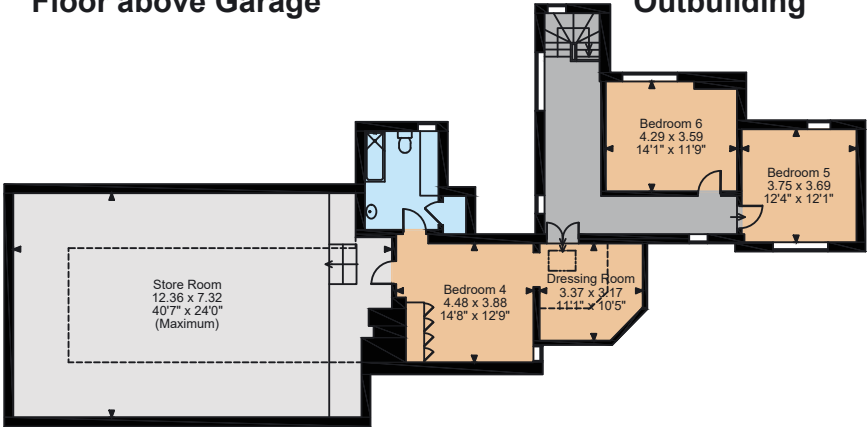
First Floor



Floor above Garage



Outbuilding



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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**Strutt & Parker London**  
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

**Strutt & Parker Guildford**  
215-217 High St, Guildford GU1 3BJ

+44 (0) 1483 945251  
guildford@struttandparker.com  
struttandparker.com

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