

JOSE BILAO
exp UK

Albany Close, Esher, KT10

5 Bedrooms | 5 Bathrooms | 4 Reception Rooms

TO LET:
£12,000 pcm



AT A GLANCE

This five-bedroom detached house sits behind private gates on one of Surrey's most sought-after addresses in Esher's exclusive Blackhills Estate. Offering substantial family accommodation across 5,889 square feet, the property combines elegant formal entertaining areas with comfortable family living, including a separate au pair complex and cinema room.

KEY FEATURES

- 5 bedrooms
- 5 bathrooms
- 4 reception rooms
- Mark Wilkinson kitchen
- Cinema room with independent access
- Separate au pair complex
- Double garage
- Gated driveway
- Private estate location
- Ready for immediate occupation



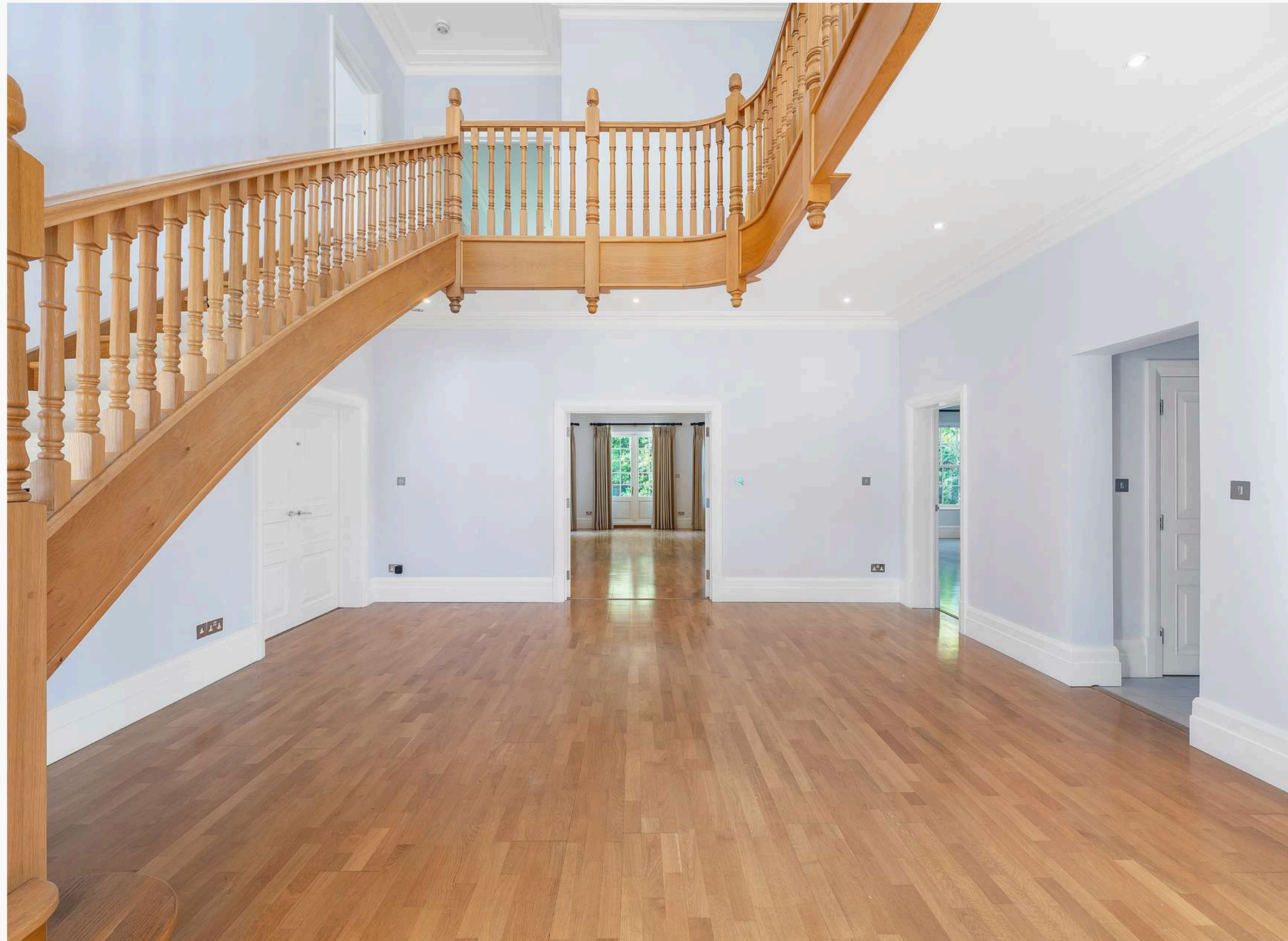
Ground Floor Living

RECEPTION AREAS & LIVING SPACES

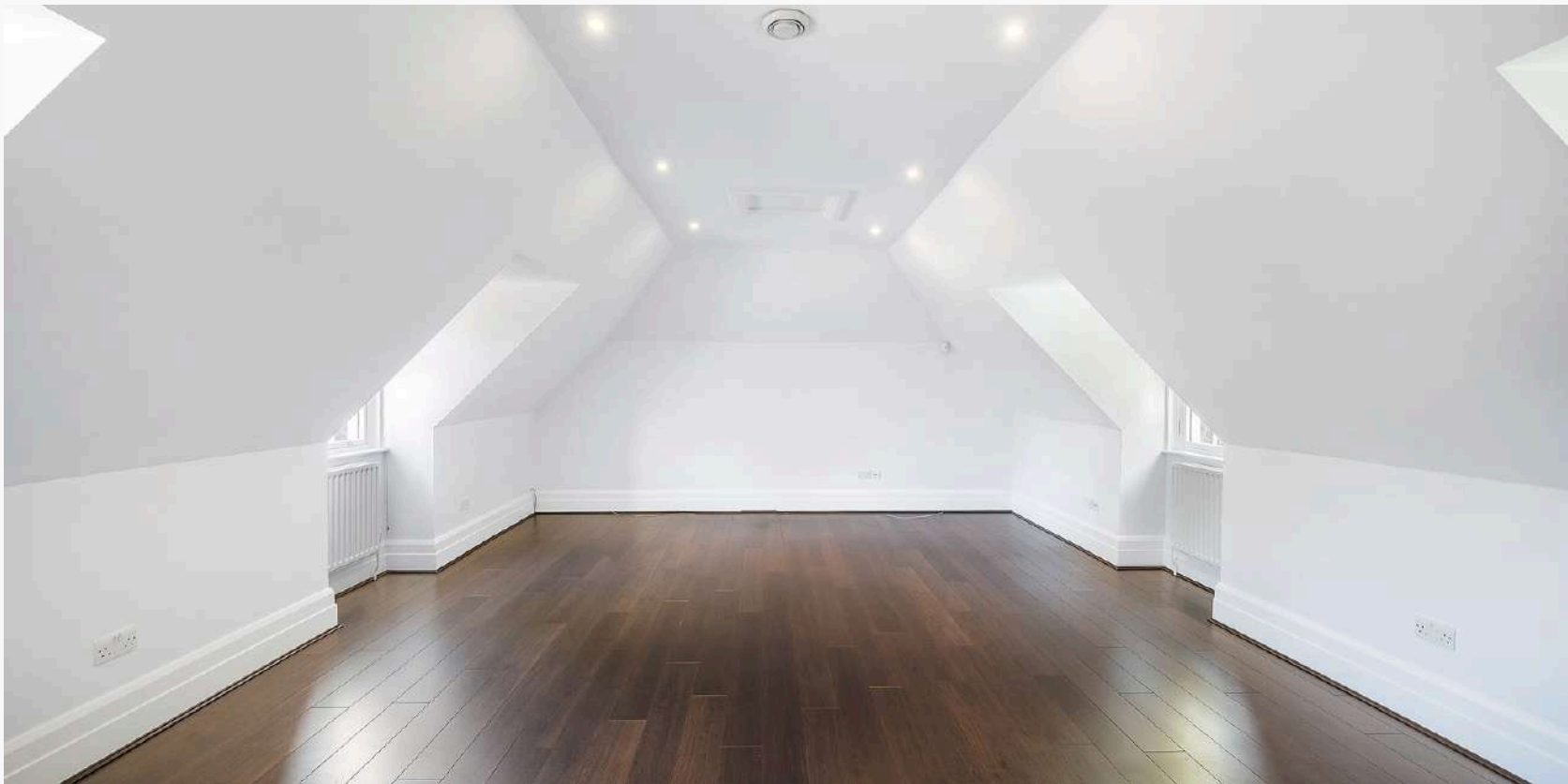
The grand entrance hall creates an immediate impression with its sweeping staircase, setting the tone for this exceptional family home. At the heart of the property, you'll find a stunning Mark Wilkinson kitchen that flows naturally into the family room, creating a wonderful space where daily life unfolds alongside formal entertaining.

Natural light floods the formal reception room, where French doors open directly onto beautifully established gardens, creating seamless indoor-outdoor living. The study provides a peaceful workspace for home working, whilst two additional reception rooms offer flexibility - whether for formal dining, children's play, or quiet relaxation. A well-planned utility area completes the ground floor accommodation.

A separate staircase leads to a cinema room that could easily double as independent accommodation - complete with its own entrance and shower room, making it perfect for extended family or as part of the au pair arrangement.







First floor

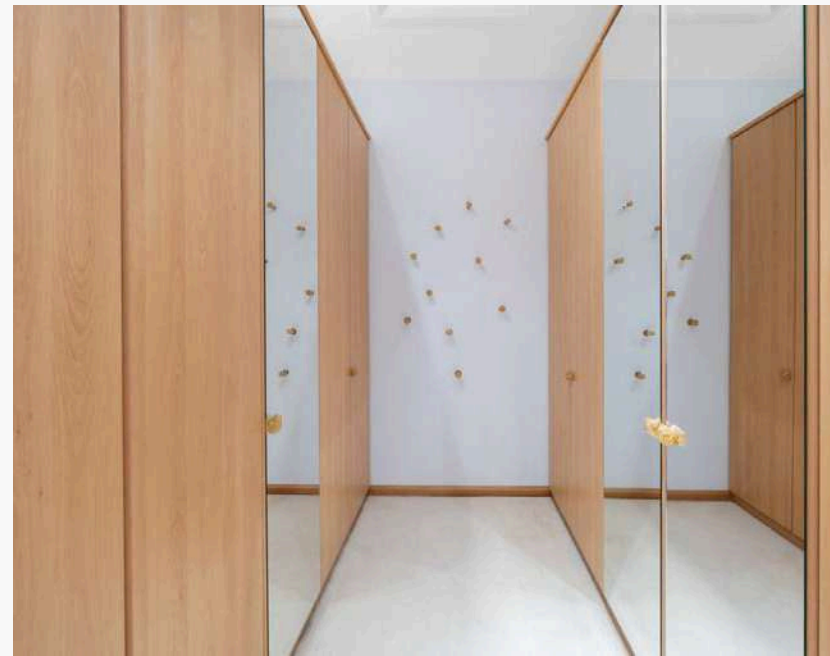
The five bedrooms upstairs are all generously sized with thoughtful built-in storage throughout. The main bedroom feels like a private retreat, complete with a walk-in wardrobe and luxurious en-suite bathroom.

With three additional en-suite bathrooms plus a family bathroom, busy mornings become far more manageable for families, whilst guests enjoy complete privacy and comfort.

The annex

The separate au pair complex provides flexible accommodation perfect for extended family, domestic help, or independent living. This self-contained space offers complete privacy whilst remaining connected to the main house, and could equally serve as a home office or studio space.





Outdoor Living

GARDENS & GROUNDS:

The property sits within stunning established gardens that provide both complete privacy and natural beauty. The mature landscaping creates a sense of tranquillity whilst offering various areas for both formal entertaining and family enjoyment.

The westerly-facing gardens ensure excellent natural light throughout the day, whilst the established planting provides year-round interest and privacy from neighbouring properties.

PARKING & ACCESS:

- Private gated driveway
- Double garage
- Secure storage
- Private estate location





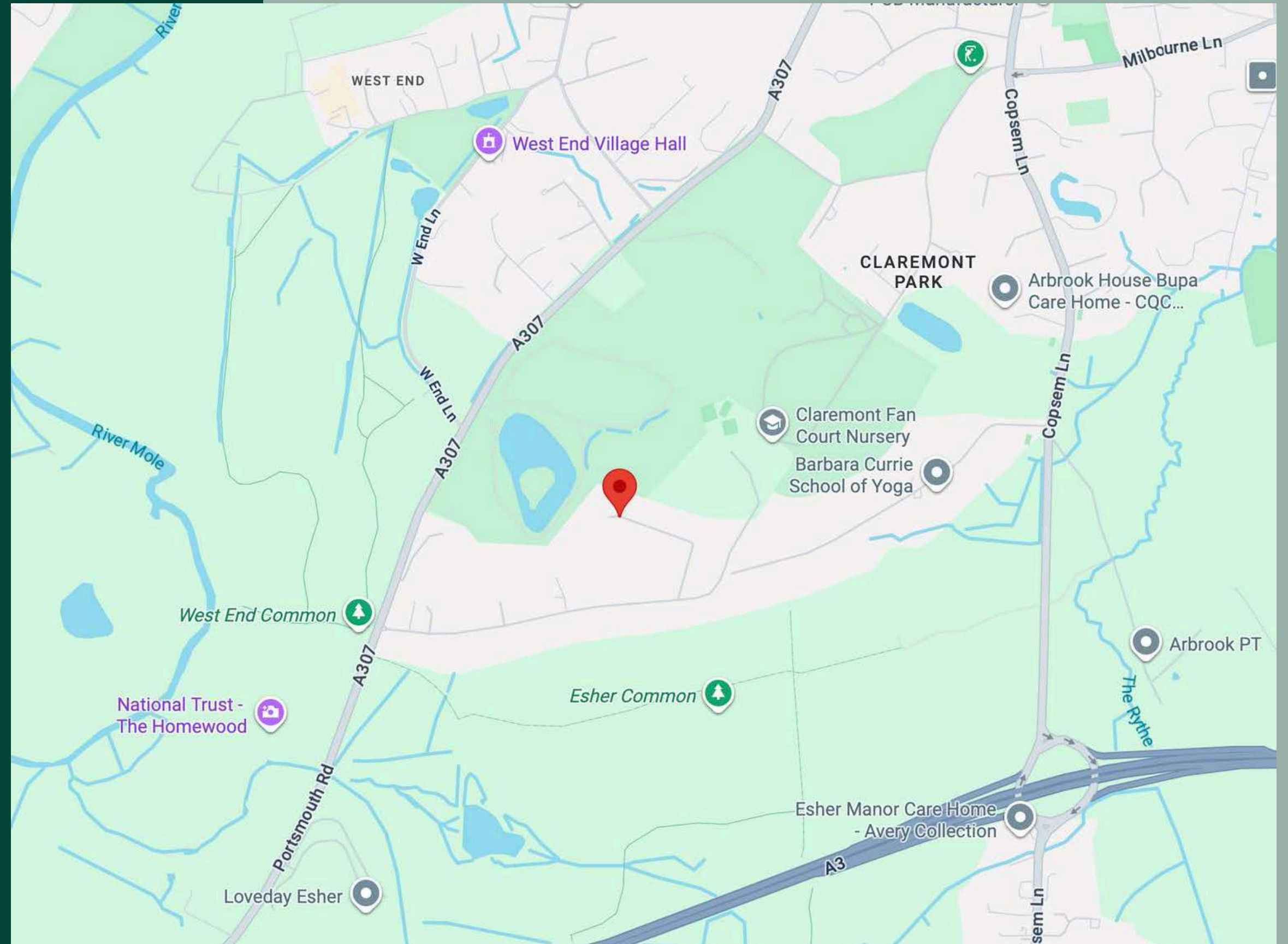
Location

Positioned within Esher's exclusive Blackhills Estate, this property offers the perfect balance of privacy and accessibility. You're tucked away for complete privacy, yet both Esher town centre and Cobham's shops and restaurants are just minutes away.

The Blackhills Estate is one of Surrey's most prestigious addresses, maintaining its exclusive character whilst providing convenient access to local amenities and excellent transport links.

LOCAL SCHOOLS:

- Claremont Fan Court School
- Danes Hill School
- Reed's School
- Notre Dame School
- Feltonfleet School



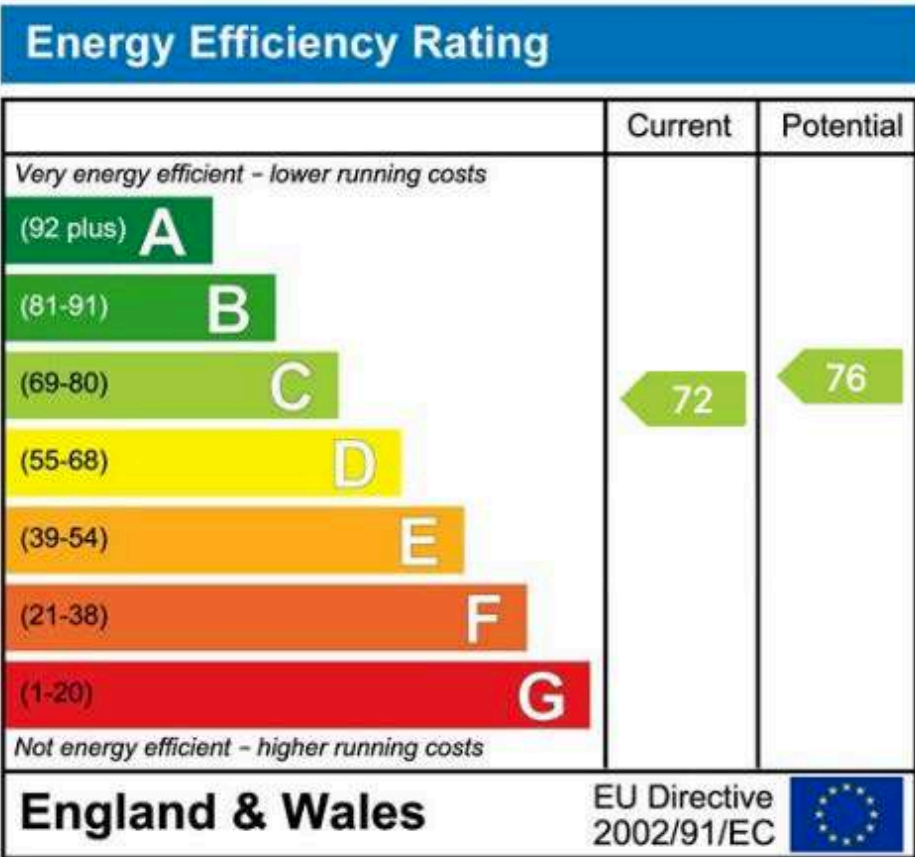
Albany Close, Esher, Surrey, KT10

Gross internal floor area (approx)
547 sq m / 5889 sq ft (EXCLUDES RESTRICTED HEAD HEIGHT)
For identification only - Not to scale
Niche Communications



TECHNICAL FEATURES

- Twin boiler system with full British Gas cover
- Underfloor heating throughout ground floor
- Water softener system
- Built-in storage throughout
- Independent cinema room access
- Separate au pair complex



Viewing and Contact Information

For viewing arrangements and further information about this property, please contact me directly. I can arrange flexible viewing times and provide details about furnishing options and lease terms.

Quote reference JD0696 for all enquiries.



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