



Claremont Avenue, Esher



An elegant double fronted Victorian home.

The property offers character features throughout including high ceilings, feature fireplaces, large picture windows and generous room proportions. The ground floor has three principal reception rooms, the lower ground floor provides access to gardens from the kitchen and breakfast room/dining room. A family room and play room complete the accommodation. The top two floors has four bedrooms, all of excellent proportions, two bathrooms (one en-suite).

The rear gardens are a feature of the property and include a large ornamental pond with a terrace as the centre feature to the garden. There is a garage with workshop and off street parking to the front. West End Village is a unique setting with its own pub, church, village green and duck pond along with the renowned Garsons Farm offering pick your own, extensive farm shop and coffee shop.

Located within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Gigging Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs. Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.

There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within the town.

The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

Tenure: Freehold

Council Tax Band: H

Local Authority: Elmbridge Borough Council









Location

Esher Town - 1 mile

Esher Station - 2 miles

A3 - 2.75 miles

Cobham - 3 miles

Kingston - 5.75 miles

Central London - 20 miles

The A3 provides direct access to central London, the M25 and the South.









Approximate Gross Internal Area
3235 sq ft / 300.5 sq m
Approximate Gross Internal Area Outbuildings
398 sq ft / 37.0 sq m
Total Gross Internal Area 3633 sq ft / 337.5 sq m



This plan is for legal guidance only. It does not show walls and fixtures. All dimensions are taken in the direction of the line. Please check all dimensions, sizes and comparisons by eye before making any decision about the property.

Knight Frank

47 High Street

Esher

KT10 9RL

knightfrank.co.uk

We would be delighted to tell you more

Adam Burlison

01372 239984

adam.burlison@knightfrank.com

Maisie Bywater

01372 885661

maisie.bywater@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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