



Knight

West End Lane, Esher

 Knight
Frank

A period cottage overlooking the cricket green.

A refurbished two bedroom, two reception room period cottage overlooking the cricket green and duck pond in the heart of the village. The cottage has been completely modernised throughout and offers a large living/dining room overlooking the green. A modern opens onto the courtyard garden. The first floor has two bedrooms and one bathroom and the loft offers a bonus room access via a ladder.

West End Village is a unique setting with its own pub, church, village green, and duck pond along with the renowned Garsons Farm Shop, offering to pick your own fruit and veg, an extensive garden centre and farm shop complete with a coffee shop.

Located within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

Schooling in the area is superb, with many 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. Transport links are excellent, with the station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South. There is a fantastic choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace and 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: E

Local Authority: Elmbridge Borough Council



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Location Description

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.

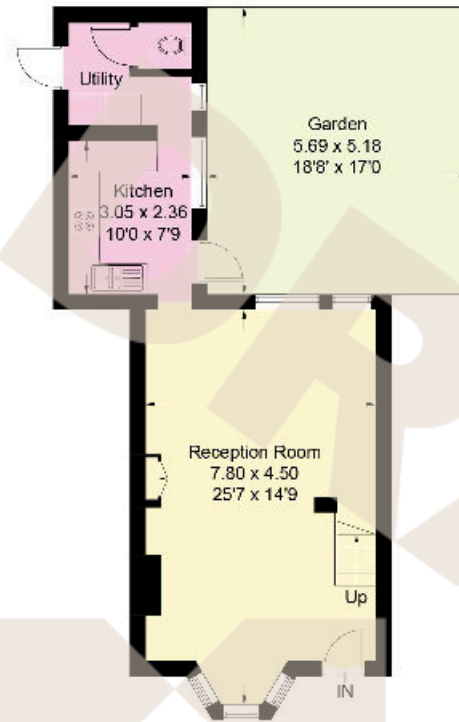




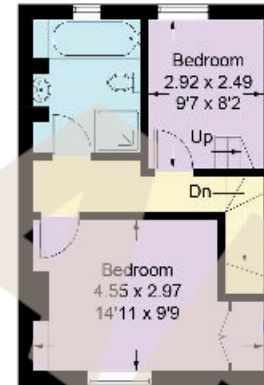
West End Lane, KT10

Approximate Gross Internal Area = 80.1 sq m / 862.4 sq ft
(Excluding Bonus Room and Eaves)

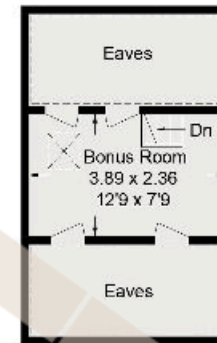
Bonus Room and Eaves = 23.5 sq m / 253 sq ft



Ground Floor



First Floor



Second Floor

Knight Frank

47 High Street

Esher

KT10 9RL

knightfrank.co.uk

We would be delighted to tell you more

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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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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 January 2024, Photographs and videos dated January 2024.

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