

Arbrook Lane, Esher, Surrey **KT10**

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An immaculately presented three bedroom character cottage located in one of Esher's most popular lanes and close to Arbrook Common.

The cottage has character features throughout including a log burner fireplace and sash windows, complimented by a modern shaker style kitchen, two modern bathroom suites and a secluded, mature garden. There is a spacious principal bedroom with en-suite and two further bedrooms.

The property is situated in a popular residential area perfect for Arbrook common, Esher town centre and Claygate village. Esher high street has an excellent range of restaurants and shops including Waitrose, Cote, Gail's Bakery, Giggling Squid, The Good Earth and Everyman Cinema along with a number of coffee shops and pubs.

The towns of Guildford and Kingston are nearby and are easy access to the A3 and M25, with both Heathrow and Gatwick airports only a short drive away.





@brabantia





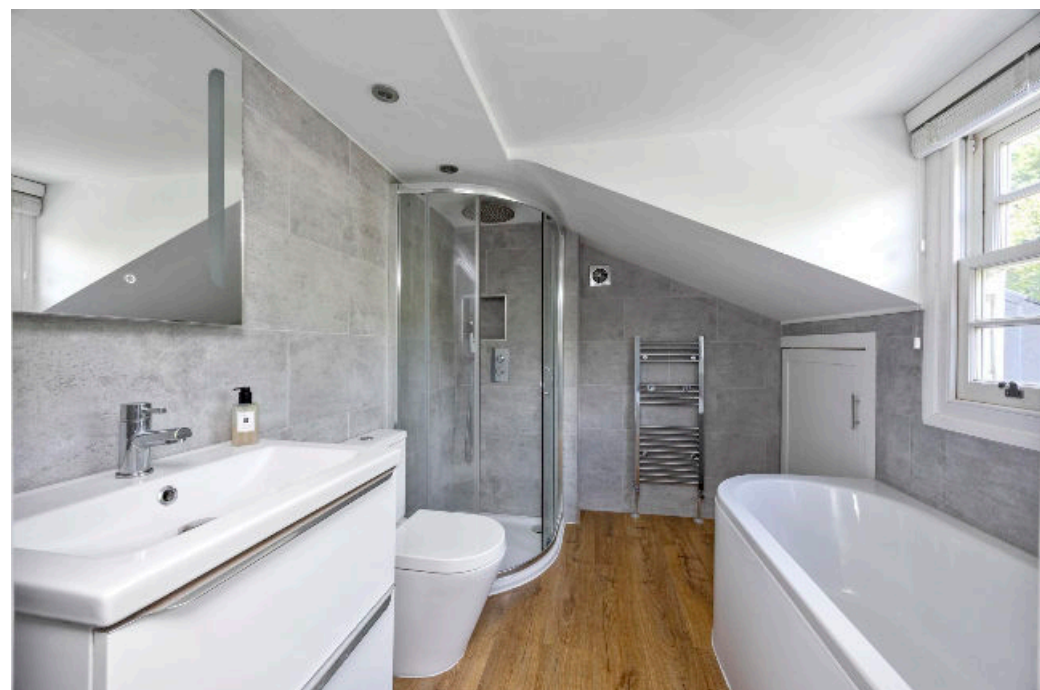
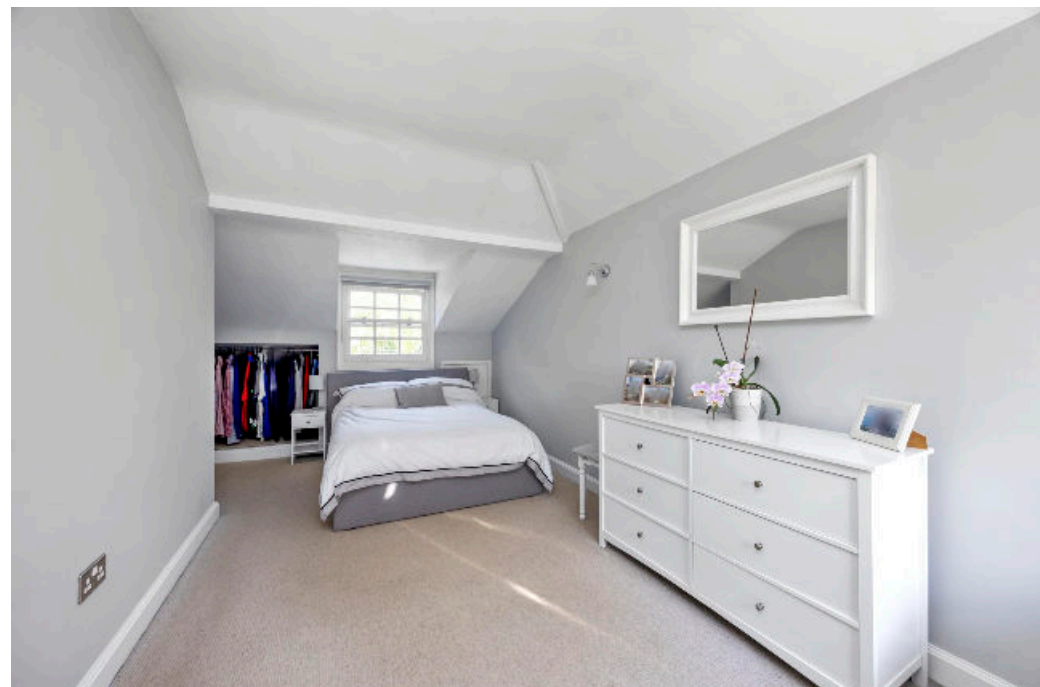
Schooling in the area is superb with a large number of private and state schools in the immediate area including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.

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.



**Local authority:** Elmbridge Borough Council

**Council tax band:** E





Communication 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, Heathrow and Gatwick airports and the South.

#### Location description

Claygate Train Station - 0.7 miles

Esher Town Centre - 1 mile

Esher Train Station - 1.5 miles

A3 - 1.5 miles

Cobham - 5 miles

M25 - 6 miles

Central London 20 miles

All distances are approximate.

All state school references are subject to catchment areas.







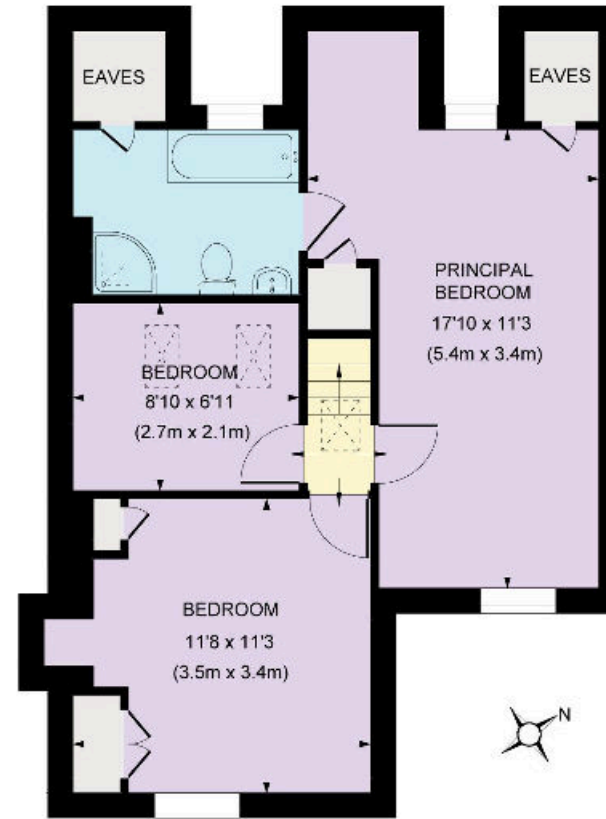




GROUND FLOOR

**Approximate Gross Internal Area 1113 Sq.Ft / 103 Sq.M**

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, steps and/or gaps (including) before making decisions on your offer.



FIRST FLOOR

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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 August 2024. Photographs and videos dated August 2024.

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