



Drakes Close, Esher, Surrey, KT10

 **Knight  
Frank**







# A Character Detached House Located In A Gated Private Road

A character three bedroom detached house located in a gated private road with a central wooded copse. The property requires updating and modernisation as well as offering extension potential (subject to planning permission).

Drakes Close is a gated private estate overlooking a large central woodland copse. The copse is communally owned by the residents of Drakes Close and is a unique setting, perfect for families with children.

The property is located within a short distance of Esher High Street, with an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, and The Good Earth. There is an Everyman Cinema and Esher Theatre, along with a number of pubs and coffee shops, including Gails Bakery.

Nearby is the conservation area of West End Village which has it's own pub, church, village green and duck pond, plus a village hall and local sports and social club. Garsons Farm has an extensive farm shop, pick your own fields, garden centre and restaurant.

Schooling in the area is superb with a large number of excellent state and private schools in the immediate vicinity including Claremont Fan Court, Shrewsbury House, Rowan, Esher Church School and Esher High School. The American Community School (ACS), Reeds School and Danes Hill School are also easily accessible.

Rail links are excellent with a fast and frequent service to London Waterloo. The nearby A3 provides access to London, Guildford, the M25, Heathrow and Gatwick airports.

There is a great choice of local recreational activities with Sandown Park offering horse racing, summer concerts, skiing, golf, go karting, gym and squash. Hampton Court Palace, National Trust Claremont Landscape Gardens and RHS Wisley are close by.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



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### **Location description**

Esher town - 0.75 miles

Esher station - 1.6 miles

A3 - 2 miles

Cobham - 3.5 miles

Kingston - 4.5 miles

Central London - 20 miles

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: G







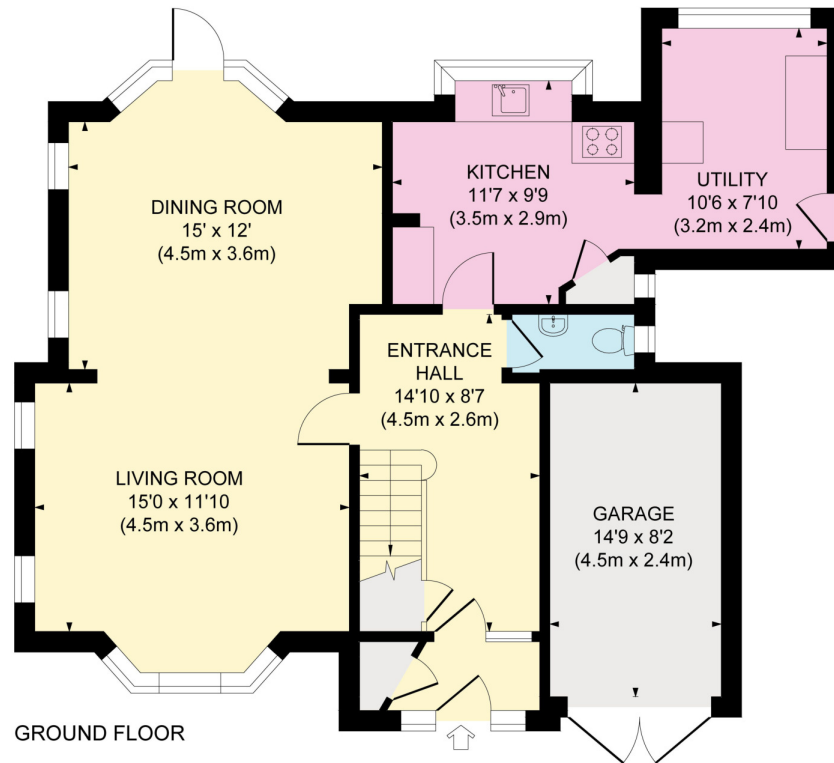


#### Approximate Gross Internal Area

Main House 1509 sq. ft / 140.18 sq. m

Garage 122 sq. ft / 11.35 sq. m

Total 1631 sq. ft / 151.53 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, shapes and compass bearings before making decisions reliant upon them.

**Knight Frank**

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We would be delighted to tell you more

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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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