



WOOTTON PLACE

Esher Park Avenue, Esher, Surrey, KT10



AN IMMACULATELY PRESENTED FAMILY HOME

An immaculately presented family home located within a private road in the town centre and finished to a superb specification throughout.



6



4



5

EPC

C

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £4,250,000



FINISHED TO A SUPERB SPECIFICATION THROUGHOUT

- * Located in Esher's premier private road
- * Gated development
- * Originally built by Octagon
- * 7,000 sq ft of accommodation
- * Immaculately presented
- * West-facing garden
- * Media/cinema room and gym area
- * Basement garage with car turntable
- * Elegant marble-floored entrance hall and spiral staircase
- * Miele appliances and a Quooker tap







LOCATED WITHIN A PRIVATE ROAD IN THE TOWN CENTRE

The property is located adjacent to high street and has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, Gail's bakery, Fego's, 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 and the National Trust owned Claremont Landscaped Gardens are 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. Communication links are excellent, with the station providing a fast and frequent service to London Waterloo. The A3 offers direct access to central London, the M25, Heathrow and Gatwick airports, and the South.



ABOUT THE AREA

Esher High Street - 700 yards

Claygate Station - 1 mile

Esher Station - 1.25 miles

A3 - 1.5 miles

Cobham - 4 miles

Kingston - 5 miles

Central London - 16 miles

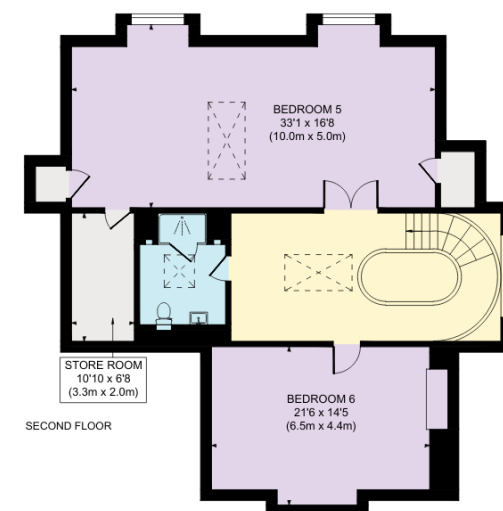
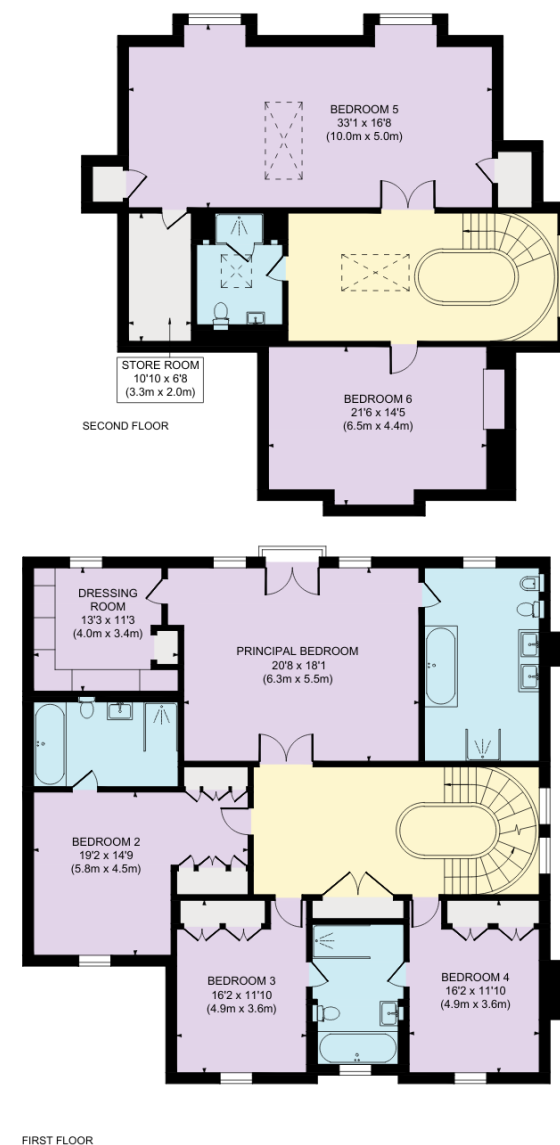
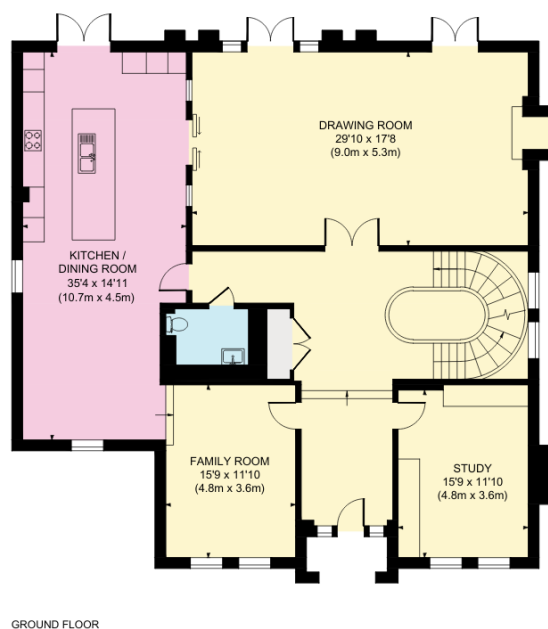
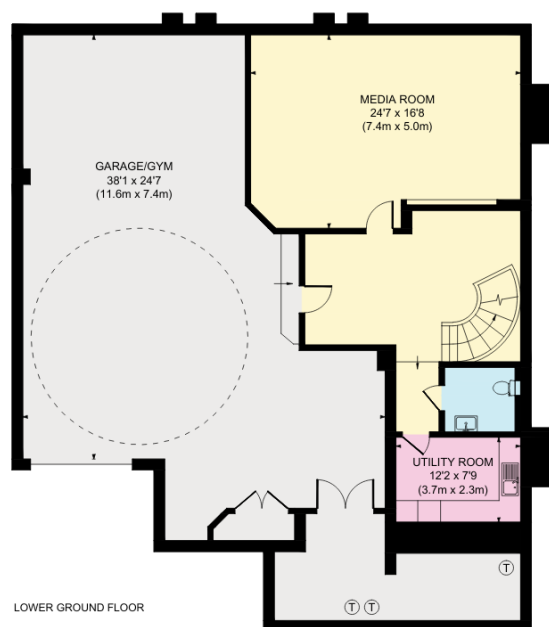
All distances and times are approximate.

Please check catchment areas for specific schools as these are subject to change.









Approximate Gross Internal Area = 667.14 sq m / 7,181 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

We would be delighted
to tell you more.

Adam Burlison
+44 1372 239 984
adam.burlison@knightfrank.com

Knight Frank Esher
47 High St, Esher KT10 9RL

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.