



## WEST END LANE

Esher, Surrey, KT10





## A LUXURIOUS, MODERN HOME IN THE HEART OF WEST END VILLAGE

A stunning new home located in the picturesque village of West End and finished to a superb specification throughout.



5



5



3

EPC

A

Local Authority: Elmbridge Borough Council  
Council Tax band: G  
Tenure: Freehold



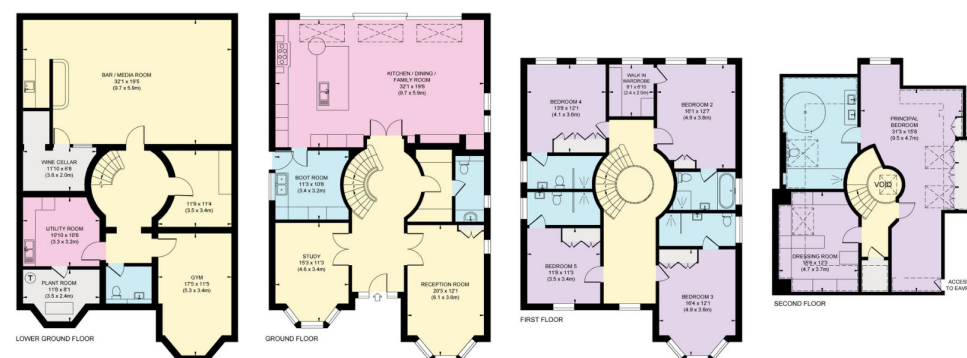
- Tom Howley kitchen
- Stylish helical staircase - Air conditioning to all floors
- Heat recovery ventilation system
- Open plan kitchen/dining/living space
- Superb principal bedroom suite
- Gym and separate games/media room

West End Village is a unique setting, featuring its own pub, church, village green, and duck pond, along with the renowned Garsons Farm, which offers pick-your-own produce, an extensive farm shop, and a coffee shop. The property is ideally located for Claremont Fan Court School (opposite) and The National Trust-owned Claremont Landscaped Gardens.





Approximate Gross Internal Area  
5160 sq. ft / 479.4 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.



Approximate Gross Internal Area = 479.4 sq m / 5160 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  
01372 464 496  
adam.burlison@knightfrank.com

Knight Frank Esher  
47 High Street, Esher  
Surrey, KT10 9RL

[knightfrank.co.uk](https://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 KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, 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 KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, 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 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP