

Property reference WI8225

CHK
MOUNTFORD

part of

JOHN D WOOD & CO.

London, Country & International Property

Claire Hill, Esher, Surrey, KT10 9NB



An imposing, six bedroom detached family home located on an elevated position affording stunning views across Clare Hill golf course. This elegant property is located within one of the most sought after private residential roads with secure entrance gates and is within easy reach of Esher's cosmopolitan High Street.

Available for rent **£9,000** per calendar month



Esher office +44 (0)1372 464474 | www.chkmountford.co.uk

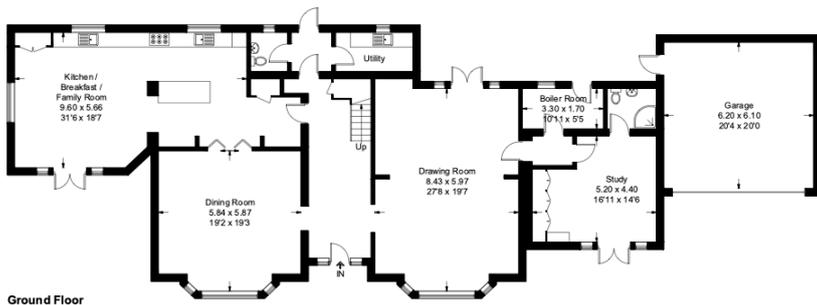
The accommodation is arranged over three floors with the reception rooms all leading from a bright and welcoming entrance hall. The dual aspect drawing room has wooden floors, a fireplace and large bay window to the front. Just off the drawing room is a study room with fitted storage and its own shower room, these rooms would alternatively make an ideal guest suite or accommodation for an Au pair. The formal dining room is to the left of the hallway, mirrors the drawing room with the same wooden floors and fireplace and leads to a well-equipped and spacious kitchen with dining area overlooking one of the lawns. There is also a cloakroom and utility room to the rear of the hallway and access to the garden. The dual aspect principle bedroom enjoy views across the golf course and beyond, has a large en suite bathroom, with double sinks, separate shower cubical, a bath and dressing area. There are a further three double bedrooms, two with en suite shower rooms and a family bathroom on this floor with two additional bedrooms and another bathroom on the top floor. The dual aspect principle bedroom enjoy views across the golf course and beyond, has a large en suite bathroom, with double sinks, separate shower cubical, a bath and dressing area. There are a further three double bedrooms, two with en suite shower rooms and a family bathroom on this floor with two further bedrooms and another bathroom on the top floor.



The delightful and well established terraced garden incorporates both patio and lawned areas and there is a sweeping driveway with parking and double garage. Clare Hill is one of Esher's most exclusive private estates, with residents enjoying the luxury of unrestricted access to its golf course. The vibrant town of Esher offers many high street brands, Waitrose supermarket, independent boutiques, local gastro-pubs, Everyman cinema and many notable restaurants. The larger nearby towns of Kingston and Guildford offer more extensive shopping and recreational facilities. There are numerous private and public local golf courses, Sandown racecourse is nearby with its internationally renowned horse racing as well as a ski centre, cafe and a children's activity centre. There are many excellent local schools, both state and private, including ACS International School at Cobham Feltonfleet, Reeds, Claremont Fan Court and Danes Hill School. Esher station, with frequent and fast links to London Waterloo is within a 5 minute drive. Central London is 18 miles away, with the A3 being within a 5 minute drive providing access to the M25 orbital.

Clare Hill, KT10

Approximate Gross Internal Area = 402.6 sq m / 4334 sq ft
 Garage = 37.9 sq m / 408 sq ft
 Total = 440.5 sq m / 4742 sq ft

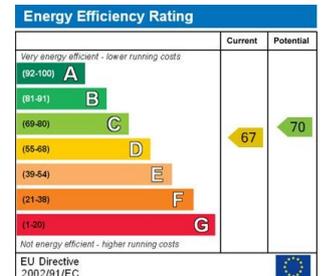
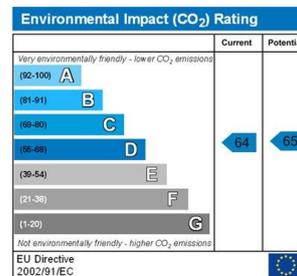


Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2020 hello@london58.com





All viewings are strictly by appointment with CHK Mountford. A full copy of the Energy Performance certificate is available upon request. Please be advised that any information supplied by CHK Mountford or their representatives is given without warranty and all negotiations are on a subject to contract basis until a Tenancy Agreement has been signed by both the Landlord and Tenant. Satisfactory references are required before a Tenancy agreement is signed. In addition to the rent, a security deposit is required. For further information on any Tenant charges please log onto www.chkmountford.co.uk/agency-guides/tenants-guide-chkmountford.pdf/



For further information or to arrange a viewing on this property, please call

Esher office +44 (0) 1372 464474

esher@chkmountford.co.uk

53High Street | Esher | Surrey | KT10 9RQ

