



CLAREMONT DRIVE,

Esher KT10



A LUXURY AND CONTEMPORARY HOME.

distinctive contemporary-designed home of 13,000 sq ft set in a private plot within the Claremont Park Estate in Esher.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12

Deposit amount: £48,461.53

Available date: September

£35,000 per month



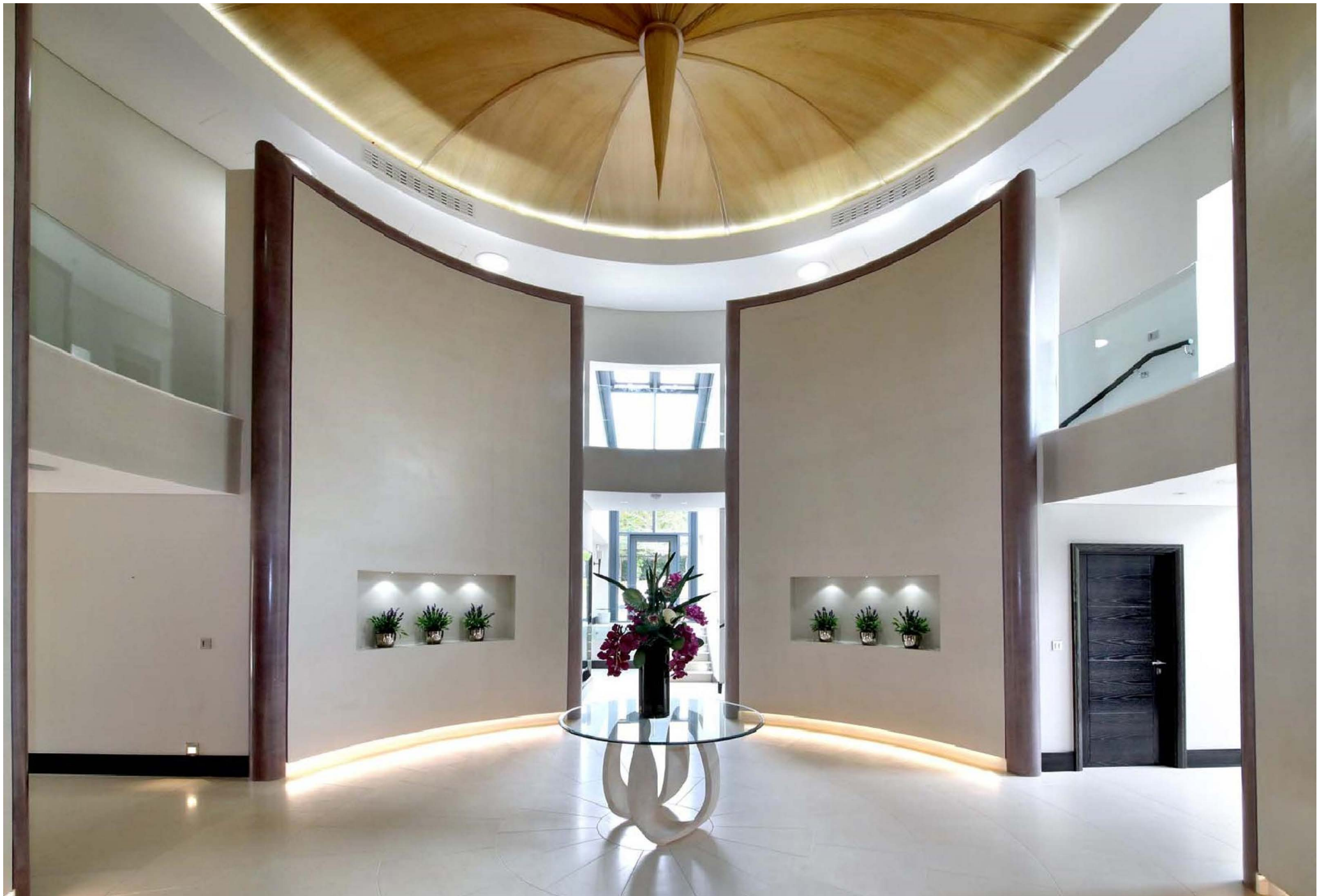
Stylish architectural features run throughout the house, and the design is focused on family living combined with entertaining, with dramatic spaces including a circular vaulted entrance hall, and a double aspect drawing room with a recessed curved seating area.

The accommodation includes a grand rotunda entrance hall with a dramatic feature ceiling, large living room, dining room, kitchen/breakfast/family room, study, cinema room, as well as a swimming pool with bar, sauna and galleried gym. There is also a small staff bedroom with en suite facility, quadruple garage and stairs to a lower ground floor where there is a plant room, laundry room and wine room.





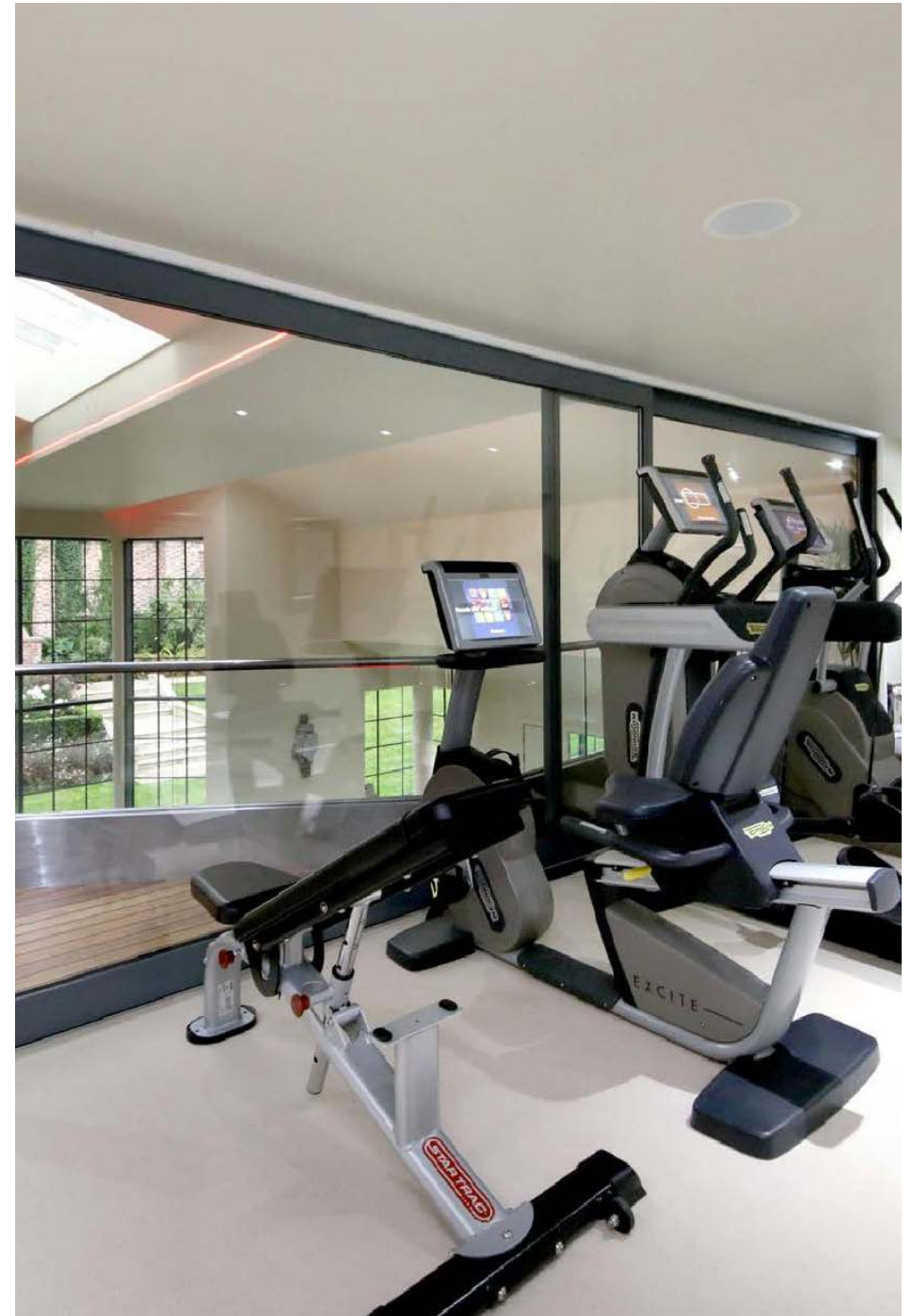




The first floor comprises of principal bedroom with a large en suite dressing room, two bathrooms, and triple aspect views over the grounds. There is a large guest suite with en suite bathroom, dressing area and balcony. There are three further en suite bedrooms, and a gym overlooking the swimming pool. Over the garage there is a games room.

The gardens surround the property, the rear boundary is the historic Vanbrugh Wall from the former kitchen garden of Claremont House, which runs through several properties within the estates.

There is a variety of lawned areas, terraces, flower and shrub borders, and architectural trees. The house is approached via a long drive behind electric gates.







Claremont Park is one of Esher's premier private estates with it's own private 9-hole golf course and the highly regarded Claremont Fan Court School is also set within the estate. Esher high street has a wide range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth, 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,



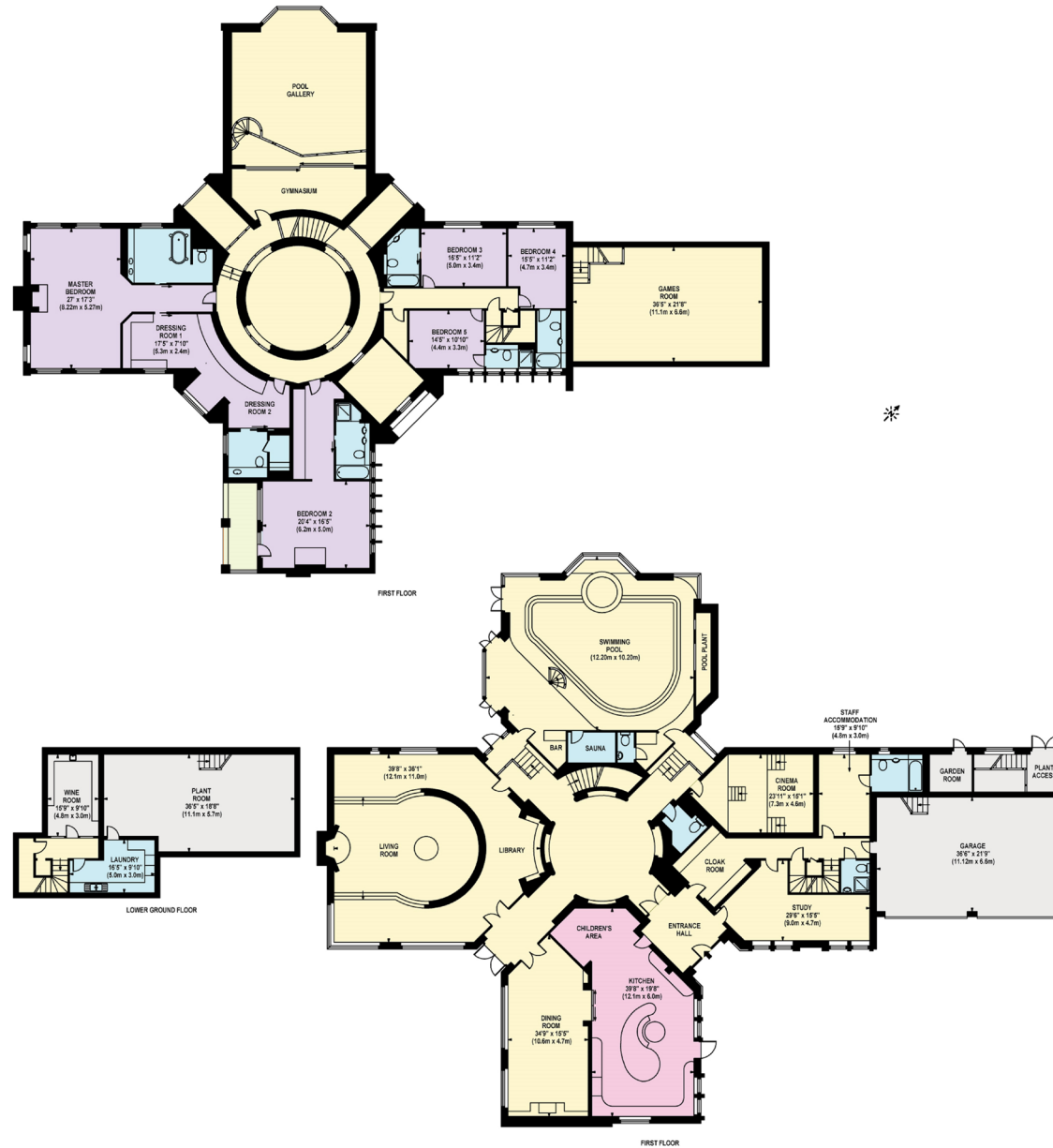


Shrewsbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located. There is an extensive choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court 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. Communication links are excellent with the station providing a fast and frequent service to London Waterloo. The A3 is perfectly placed and provides direct access to central London, the M25, Heathrow and Gatwick airports and the South.









Approximate Gross Internal Area = 1228 sq m / 13,227 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.

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