Knight Frank

BLACKHILLS

Esher, Surrey, KT10

A 1930'S CHARACTER DETACHED HOME

Situated in approximately 0.45acres in the prestigious Blackhills estate. The property offers potential to extend or develop (STPP) and has the benefit of a wide frontage with over 3000 sq ft of accommodation.

			EPC
4	2	4	E

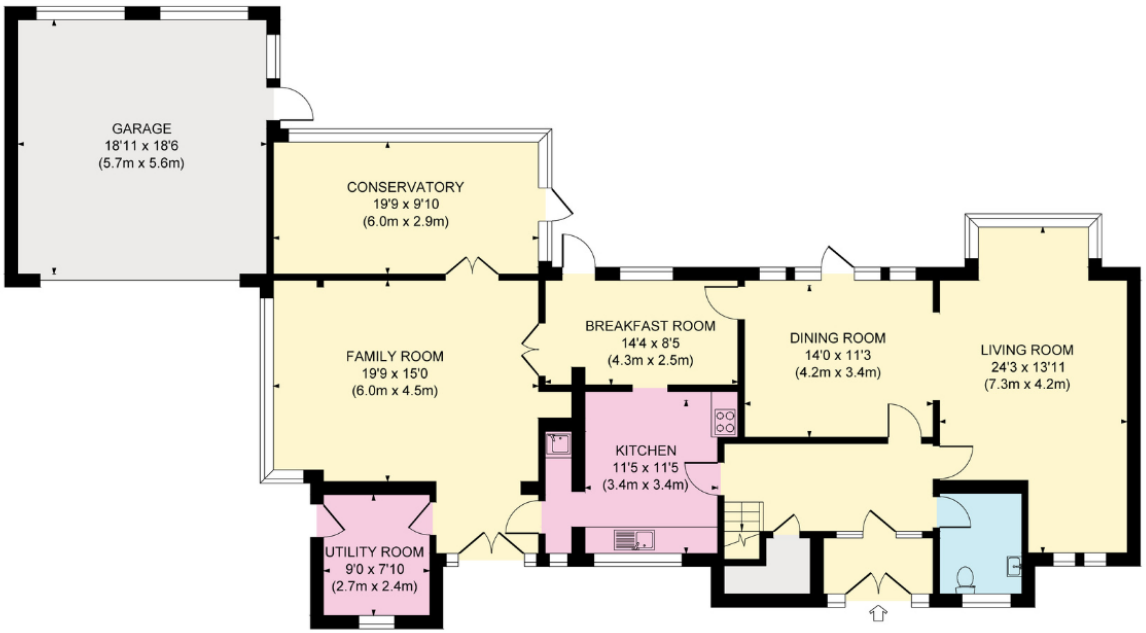
Local Authority: Elmbridge Borough Council

Council Tax band: G

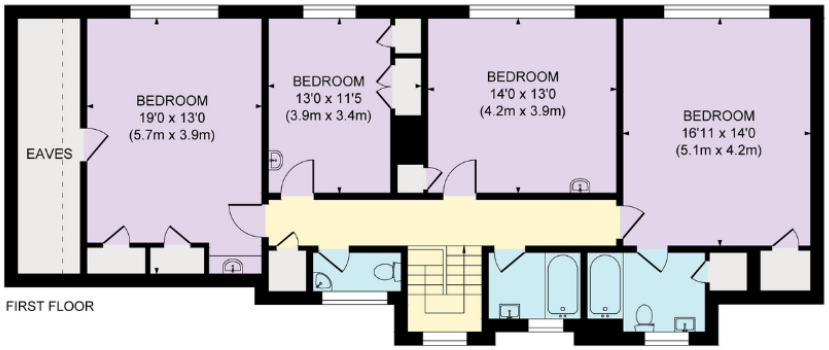
Tenure: Freehold

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.

Approximate Gross Internal Area
Main House 2738 sq. ft / 254.41 sq. m
Garage 350 sq. ft / 32.48 sq. m
Total 3088 sq. ft / 286.89 sq. m



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 286.88 sq m / 3,088 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)

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