



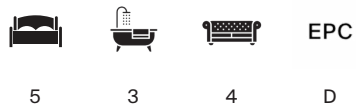
WESTMOUNT

Hawkshill Way, Esher, Surrey KT10



A FAMILY HOME LOCATED IN THE PICTURESQUE VILLAGE OF WEST END

A character five bedroom family home located in the picturesque village of West End and located opposite Claremont Fan Court School



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



KEY FEATURES

- * Over 4000 sq ft of accommodation
- * 0.4 acre plot
- * No onward chain
- * Stunning village setting
- * Near Garsons Farm, the village green and pub

West End Village is a unique setting with its own pub, church, village green and duck pond along with the renowned Garsons Farm offering pick your own, extensive farm shop and coffee shop along with the National Trust-owned Claremont Landscaped Gardens opposite.









LOCATION

Located within a short distance of Esher high street which has an excellent range of restaurants and shops including Waitrose, Starling (Michelin star restaurant), 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, Shrewbury House, Rowan, Esher Church School. The ACS Cobham International School, Reeds and Danes Hill are also conveniently located.

Communication links are excellent with the station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25 and the South.

There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash. Close by is the historic Hampton Court Palace

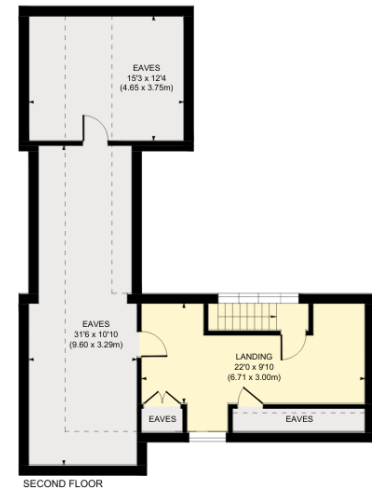
The towns of Kingston upon Thames and Guildford provide a wide selection of high street names and department stores.





Approximate Gross Internal Area

MainHouse 3,670 sq. ft / 340.95sq.m
 Garage 385 sq. ft / 35.80 sq. m
 Carport 270 sq. ft / 25.14 sq. m
 Total 4,325 sq. ft / 401.89 sq. m



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)



Maisie Bywater

01372 239 984

maisie.bywater@knightfrank.com

Victoria Miles

01372 239 971

victoria.miles@knightfrank.com

Knight Frank Esher

47 High Street

Esher Surrey KT10 9RL

knightfrank.co.uk

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