
Knight Frank
HIGHGATE
Sandown Avenue, Esher, Surrey, KT10



A MAGNIFICENT DETACHED FAMILY HOME

Constructed in 2018 by the award-winning Aspire Luxury Property Group, Highgate extends to over 7,700sqft, offering a rare combination of grand entertaining spaces and thoughtfully arranged everyday living.





Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





IN ESHER'S MOST PRESTIGIOUS PRIVATE, GATED ENCLAVES

A welcoming entrance hall introduces the home's sense of proportion and quality, leading through to a suite of beautifully balanced reception rooms. To the front, a refined drawing room and a well-appointed study create quieter, more intimate spaces, while a series of leisure-focused rooms — including an impressive games room with bar and a dedicated cinema/media room — provide exceptional versatility.

To the rear, a remarkable full-width rear-aspect kitchen entertaining area forms the heart of the home. Centred around a striking spiral wine display, this grand yet inviting space is flooded with natural light through extensive glazing, with sliding doors opening seamlessly onto the garden beyond. A separate pantry, utility room and integral garage access ensure practicality sits effortlessly alongside design.

Leisure is further enhanced throughout the home, offering a carefully curated environment for both relaxation and entertainment, with spaces that can be adapted to suit a range of modern lifestyle needs.




SIEMENS


BENTLEY
IBIZA BLAKSTAD HOUSES


FESTIVAL
NO RISK
NO STORY
I CAME TO BOOGIE

Spread across the upper floors are six well-proportioned, bright and airy bedroom suites, each beautifully appointed to provide privacy and comfort. The principal suite is particularly impressive, featuring dual dressing rooms and two luxurious en-suite bathrooms, creating a truly indulgent retreat. Additional bedroom suites are equally refined, offering generous accommodation for family and guests alike.

On the uppermost level, two further en-suite bedrooms are complemented by a light-filled study area beneath a skylight, together with extensive eaves and fitted storage, offering further flexibility for modern living.

The secluded, landscaped gardens have been thoughtfully arranged to create a series of striking outdoor spaces. An expansive terrace, directly accessed from the kitchen and living areas, provides an exceptional setting for alfresco dining and entertaining. Beyond, a beautifully considered garden leads to a contemporary swimming pool, creating a calm, resort-like atmosphere. At the far end of the garden, a substantial gym building offers excellent space for fitness and wellbeing, complemented by a raised pergola providing a sheltered setting for summer gatherings.

A self-contained annexe, with its own bedroom and bathroom, adds further flexibility, ideal for guests, staff or multigenerational living, while to the front, a sweeping carriage driveway sits behind electric gates, providing ample parking alongside garaging and EV charging, reinforcing both convenience and security.

A home of exceptional quality and careful craftsmanship, Highgate delivers a rare blend of architectural presence, modern technology and lifestyle-focused design — a distinguished setting for contemporary family life.









IN AN EXCELLENT LOCATION

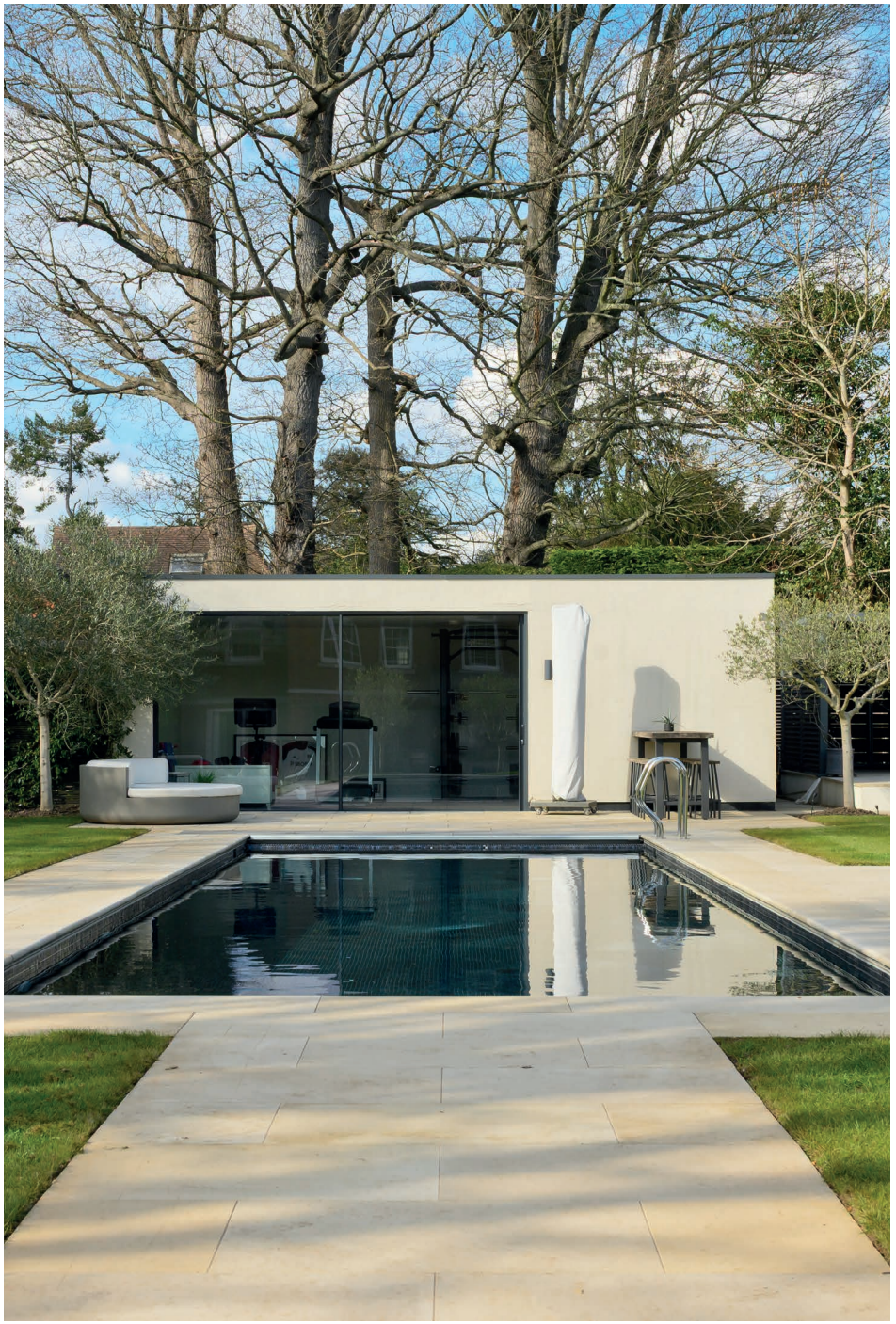
Esher offers an exceptional quality of life, blending village character with refined suburban living, and has long been regarded as one of Surrey's most desirable and well-connected locations. At its heart lies Esher High Street, providing a vibrant and varied mix of boutiques, independent retailers and highly regarded restaurants, alongside familiar favourites such as Waitrose, The Good Earth, Côte, Giggling Squid, Gail's Bakery, Fego and an Everyman Cinema, complemented by a number of coffee houses and traditional pubs.

Surrounded by attractive countryside and historic landmarks, the area enjoys an excellent choice of recreational pursuits. Nearby Sandown Park racecourse offers horse racing, golf, gym facilities and even skiing, while the magnificent setting of Hampton Court Palace and the National Trust's Claremont Landscape Garden provide further opportunities for outdoor living and cultural enjoyment. The towns of Cobham, Kingston upon Thames and Guildford are also within easy reach, offering an extensive selection of high street names and department stores.

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Esher is particularly renowned for the quality of its schooling. The area benefits from an outstanding selection of both state and independent schools, including Milbourne Lodge, Claremont Fan Court, ACS Cobham International School, Shrewsbury House, Rowan Prep, Reed's School and Danes Hill, as well as Esher Church School, all contributing to its strong appeal for families

Communication links are excellent, with Esher station (1 mile) providing fast and frequent services to London Waterloo in 23 minutes and Claygate station (1 mile) also nearby, while the A3 lies approximately 0.7 miles away, providing direct access to central London, the M25, Heathrow and Gatwick airports and the wider motorway network.



Approximate Gross Internal Area
Main House 7,704 sq. ft / 715.7 sq. m
Wine Cellar 27 sq. ft / 2.50 sq. m
Gym 341 sq. ft / 31.70 sq. m
Total 8,072 sq. ft / 749.90 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)



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