



## ROBIN HILL




Riverside Drive, Esher, Surrey, KT10



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# A STYLISH MODERN HOME

A stylish modern home finished to a high specification throughout and positioned along it's own private gated drive in a sought-after private road on the edge of Esher and adjacent to West End Village.

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Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



## FINISHED TO A HIGH SPECIFICATION THROUGHOUT

- \* Private road location
- \* Gated entrance
- \* Underfloor heating
- \* Air source heat pump
- \* Rendered and insulated external walls
- \* South facing garden
- \* Home office outbuilding
- \* The opportunity exists to extend on the second floor, subject to the usual consents

The property is located within a short distance of Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Giggling Squid, The Good Earth and Everyman Cinema along with a number of coffee shops and pubs. Located adjacent to West End Village 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.









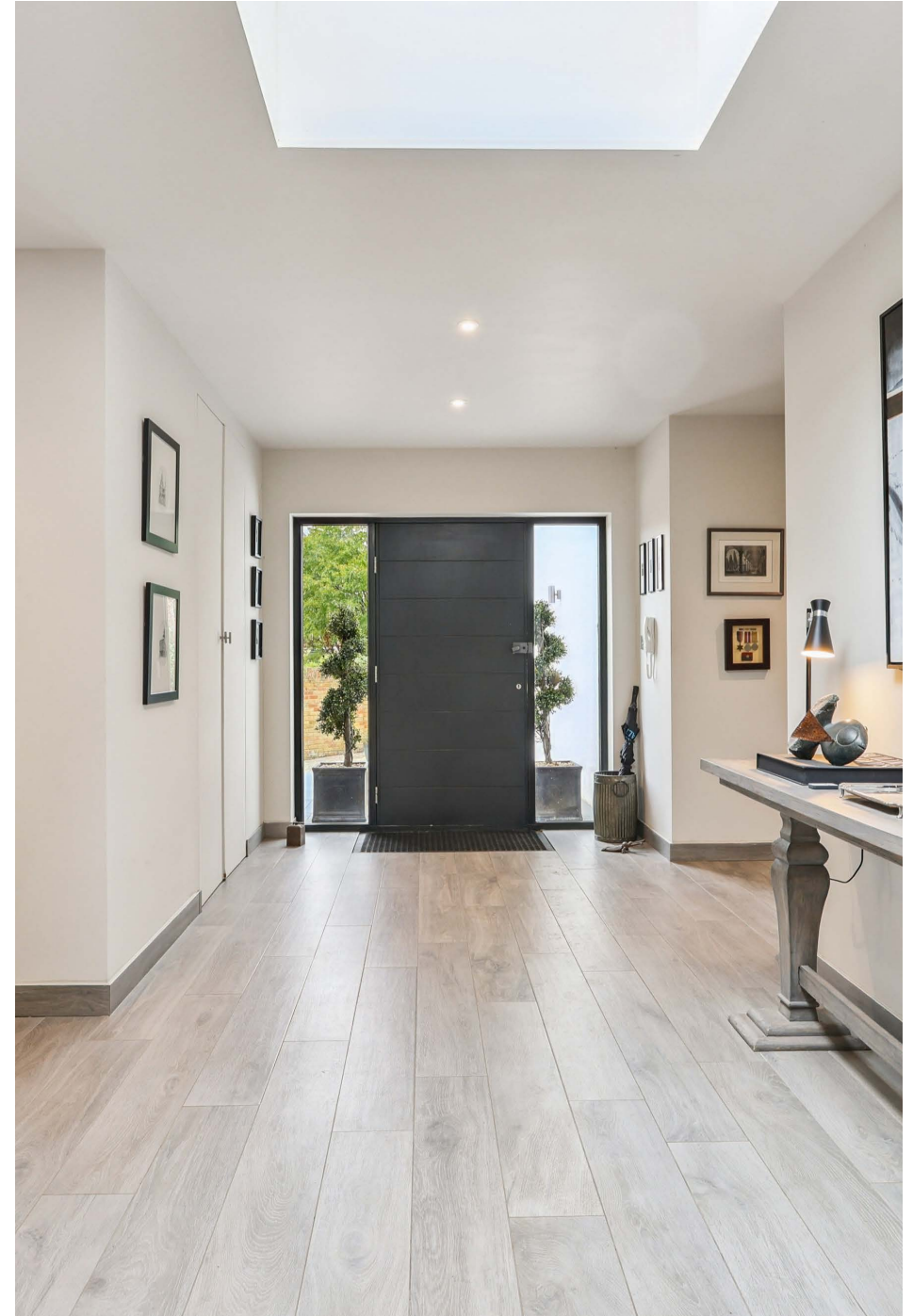


## POSITIONED ALONG ITS OWN PRIVATE GATED DRIVE

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.

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, the National Trust owned Claremont Landscaped Gardens all within the town and the historic Hampton Court





# Riverside Drive, KT10

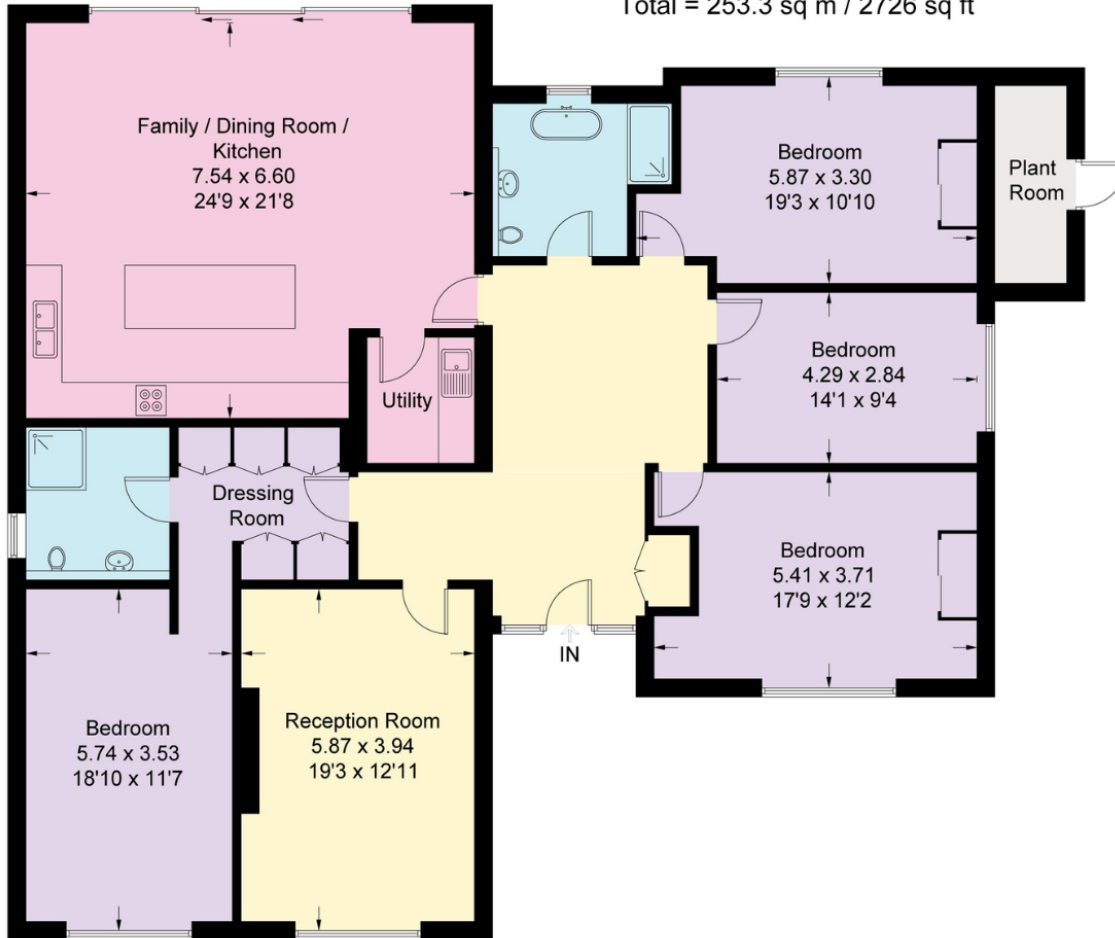
Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft

Plant Room = 4.2 sq m / 45 sq ft

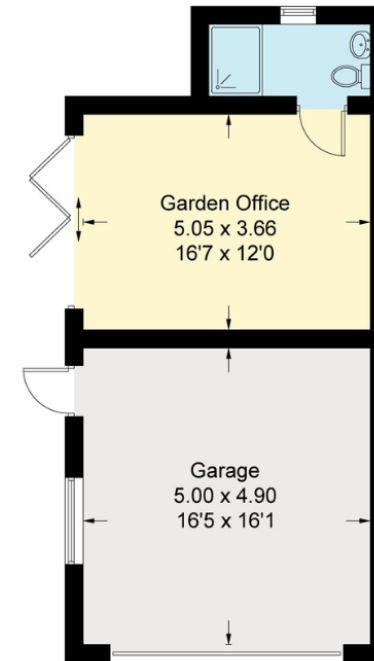
Outbuilding = 48.6 sq m / 523 sq ft

(Including Garage / Garden Office)

Total = 253.3 sq m / 2726 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 253.25 sq m / 2,726 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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