

Arbrook Lane, Esher





An immaculately presented character cottage

A three bedroom character cottage located in one of Esher's most popular lanes and close to Arbrook Common.

The cottage has character features throughout including a log burner fireplace and sash windows, complimented by a modern shaker style kitchen with Butlers sink and two modern bathroom suites.

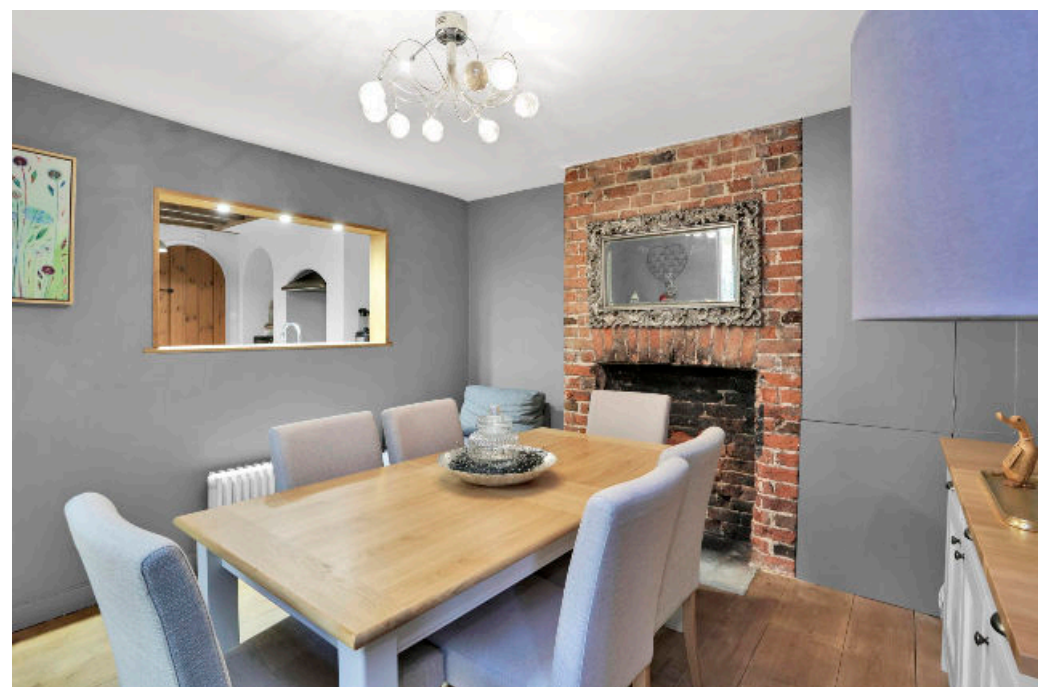
The property is situated in a popular residential area perfect for Arbrook common, Esher town centre, Claygate village, Milbourne Lodge. The towns of Guildford and Kingston are nearby as are easy access to the A3 and M25, with both Heathrow and Gatwick airports only a short drive away.



Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: E





Transport & Schooling

Regular train services to Waterloo run from Claygate and Esher mainline stations. Schooling in the area is superb and includes Milbourne Lodge, Shrewsbury Lodge and Claremont Fan Court School, all of which are within walking distance. All state school references are subject to catchment areas.

Claygate Train Station - 0.7 miles

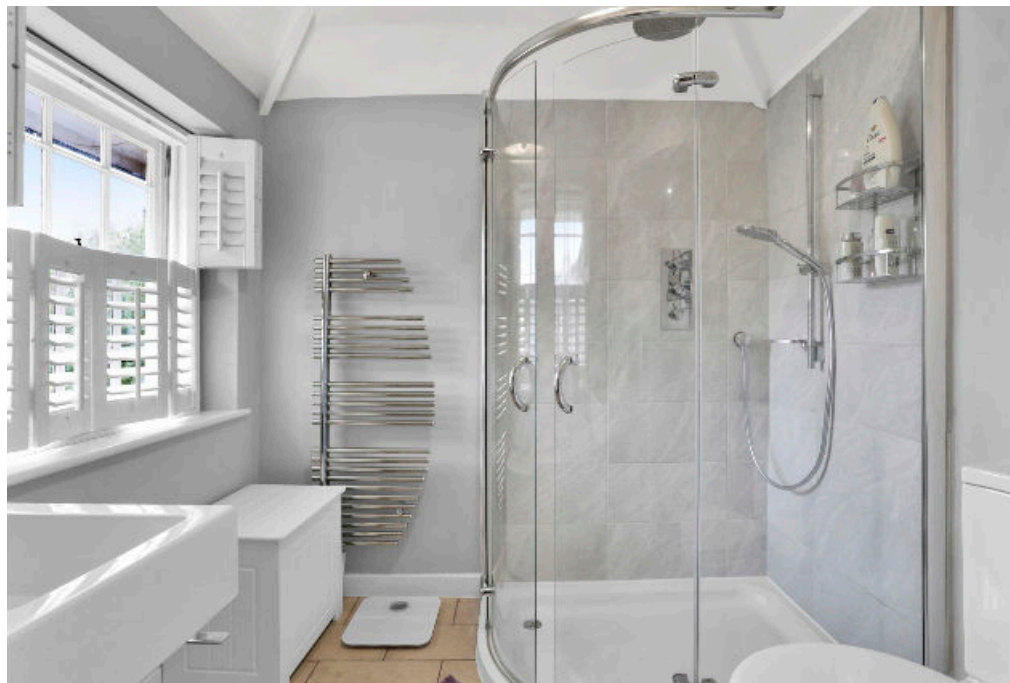
Esher Town Centre - 1 mile

Esher Train Station - 1.5 miles

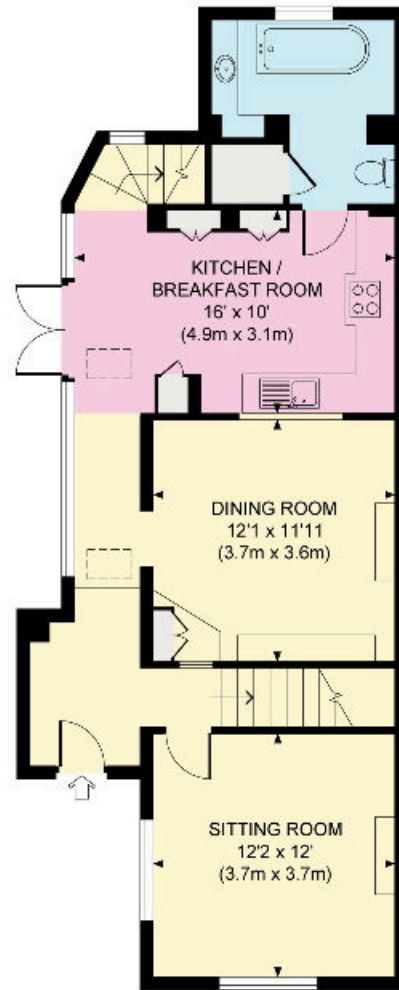
A3 - 1.5 miles

Cobham - 5 miles

All distances are approximate

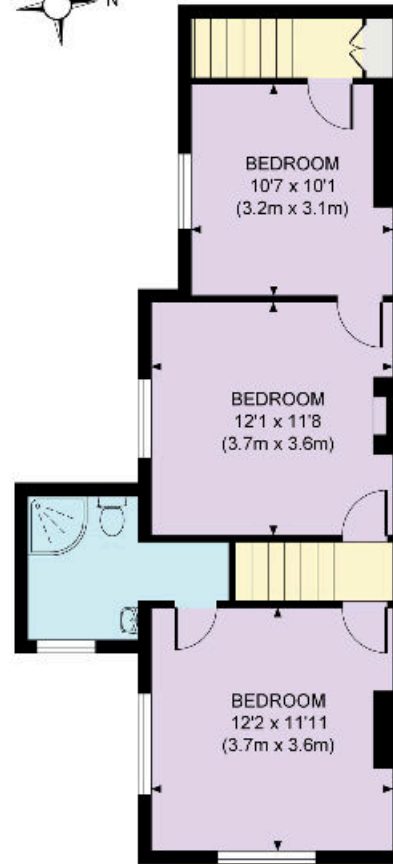






GROUND FLOOR

Approximate Gross Internal Area
1215 sq ft / 112.9 sq m



FIRST FLOOR

Knight Frank

47 High Street

Esher

KT10 9RL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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