

Esher Place Avenue, Esher, Surrey, **KT10**

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# Charming Thatched Home

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A charming and picture perfect thatched home situated on a wide frontage in the Esher Place private estate moments from the town centre.

The property is immaculately presented throughout and offers excellent accommodation of four to five bedrooms and four reception rooms.

Esher high street has an excellent range of restaurants and shops including Waitrose, C'Étè, Gail's Bakery, Fego's, Gigging 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.



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EPC

D



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 and the National Trust owned Claremont Landscaped Gardens all within the town. The historic Hampton Court Palace is located nearby.

The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

EPC: D

Tenure: Freehold

Council Tax Band: G

Local Authority: Elmbridge Borough Council









Knight Frank

47 High Street  
 Esher  
 Surrey KT10 9RL  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Adam Burlison**  
 01372 239 984  
[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

**Maisie Bywater**  
 01372 230466  
[maisie.bywater@knightfrank.com](mailto:maisie.bywater@knightfrank.com)

**Amanda Lamble**  
 01372 460892  
[amanda.lamble@knightfrank.com](mailto:amanda.lamble@knightfrank.com)



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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