

Weston Park, Thames Ditton KT7



# Period property in Thames Ditton

---

An elegant detached Edwardian home set in the popular village of Thames Ditton backing onto Weston Green and perfectly located for Esher or Thames Ditton stations.

Offering generous room proportions throughout with five bedrooms, four bathrooms (three en-suite) and four spacious reception rooms and character features including feature fireplaces, high ceilings and a backdrop across Weston Green.

The property is ideally situated within walking distance of Esher and Thames Ditton station and within easy reach of Thames Ditton Village and perfectly placed for the common which has a local pub, Marney's Village Inn and a duck pond. Esher High Street is just over a mile away, with an excellent range of restaurants and shops, including Giggling Squid, Gails Bakery, Waitrose, and Everyman Cinema.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Tax Band: G





Schooling in the area is superb with a large number of private and state schools in the immediate area including Weston Green, Claremont Fan Court, Hampton, LEH, Shrewsbury House, and Rowan. State education is excellent including St Paul's Catholic School, Esher High, Esher Church School, and Cranmore.

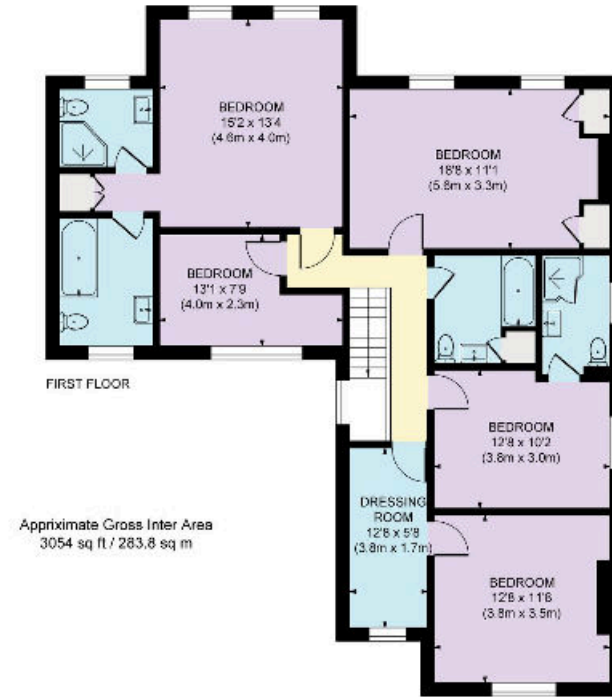
There is an excellent choice of recreational activities with Sandown Park offering gym, swimming, squash, creche and day nursery, skiing, golf and go-karting, Colets Health and Fitness and the historic Hampton Court Palace and Bushey Royal Park are all conveniently located. The towns of Kingston upon Thames and Guildford are a short distance away providing a wide selection of high street names and department stores.

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

Esher Town Centre - 1.5 miles, Kingston - 3.5 miles, Cobham - 5.25 miles.







Approximate Gross Inter Area  
3054 sq ft / 283.8 sq m

This plan is for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of the plan, please check all dimensions, shapes and corners before making any decisions upon them.

**Knight Frank**

47 High Street

Esher

KT10 9RL

[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Adam Burlison**

01372 885661

[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

**Maisie Bywater**

01372 885661

[maisie.bywater@knightfrank.com](mailto:maisie.bywater@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.