



Esher Green, Esher



Grade II Listed Property in Town Centre

A charming Grade II Listed period cottage overlooking Esher Green and located in the centre of town.

The cottage dates back to the late 18th Century, and now benefits from a blend of character features and modern living with two bedrooms, three reception rooms and a kitchen/dining room, which opens onto a large terrace, perfect for al fresco dining and an extensive rear garden.

The property has been refurbished to a high standard throughout, including:

- hardwood timber framed double glazing
- antique wood flooring in sitting room and study
- Italian porcelain planks to kitchen, hall and utility
- underfloor heating on ground floor
- built in cupboards to both bedrooms
- two purpose built studios with insulation throughout, Sky, broadband and bathrooms

The secluded gardens are well maintained and include two self contained outbuildings both with bathrooms, each fitted with a WC, these are perfect as additional bedroom suites, home office or gym.



2-4



2-4



3



EPC
Not
Required





Esher High Street is moments away with an excellent range of restaurants and shops including Waitrose, Cote, Gail's Bakery, Fego's, Gigging Squid, The Good Earth and Everyman Cinema along with a number of coffee shops and pubs. Communication links are excellent.

Esher town: 200 yards,
Esher station: 1 mile,
A3: 2 miles,
Cobham: 5 miles,
Kingston: 5 miles,
Central London: 20 miles.

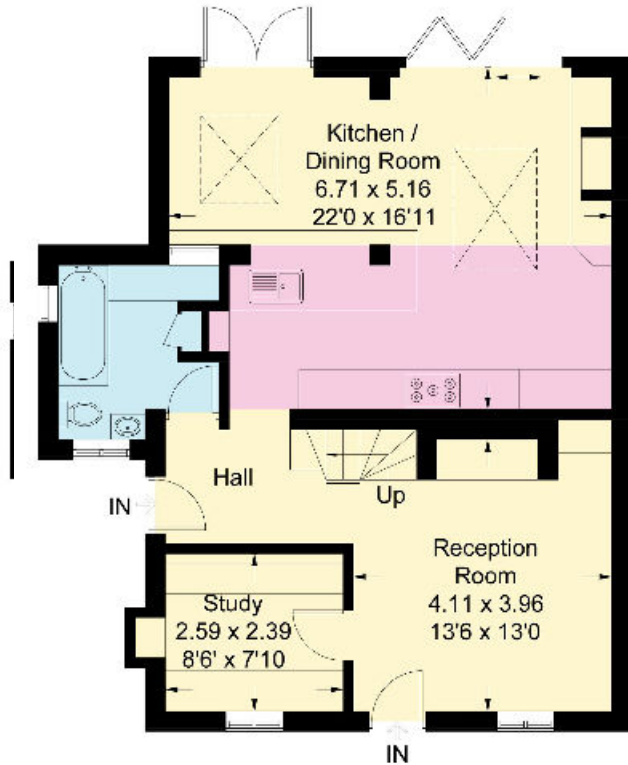




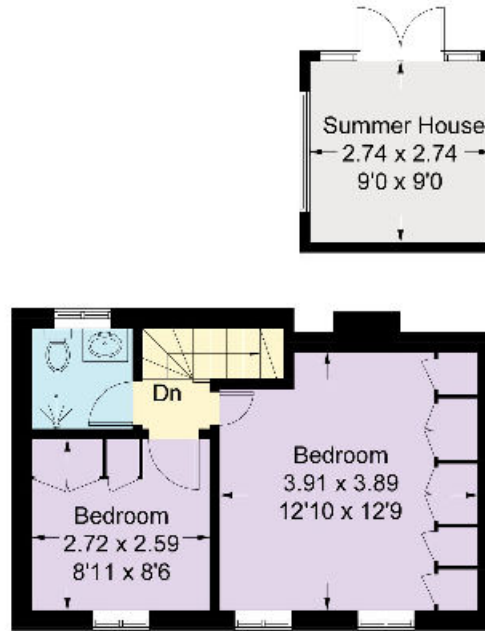


Esher Green, KT10

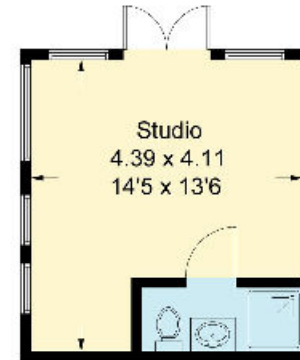
Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft
 Outbuildings = 41.9 sq m / 452 sq ft
 Total = 139.6 sq m / 1504 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Knight Frank

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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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Particulars dated April 2024. Photographs and videos dated April 2024.

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