



Blackhills, Esher, KT10





Property For Sale in Blackhills, Esher

An impressive and stylish modern family home located in one of Esher's most sought after and prestigious private roads in south facing grounds of 0.57 acre.

Built to a high specification throughout and set across three floors the property has many impressive features including a central sweeping and symmetrical staircase leading to a galleried landing, a south facing drawing room with a semi-circular bay and full height windows, a panelled library and feature fireplaces to the drawing room, library and family room.

The mature rear gardens have a full width terrace accessed from the library, drawing room, family room and kitchen/breakfast room and have a range of mature specimen plants, trees, shrubs, outdoor pool and summer house / gym.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: H



EPC
C







Esher High Street has a wide 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.

Schooling in the area is superb with a large number of private schools in the immediate area including The ACS Cobham International School, Claremont Fan Court, Shrewsbury House, Rowan, Reeds and Danes Hill.

There is an extensive choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym and squash, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all within the town. 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 station providing a fast and frequent service to London Waterloo. The A3 is perfectly placed and provides direct access to central London, the M25, Heathrow and Gatwick airports and the South.

A3 - 1.5 miles

Esher Town Centre - 1.5 miles

Esher Train Station - 2.5 miles

Cobham - 2.5 miles

M25 - 4.5 miles

Central London - 20 miles

All distances and times are approximate.

All state school references are subject to catchment areas.

The plot measurement is indicative, please make your own checks to verify plot measurement. Measurement taken from Promap.







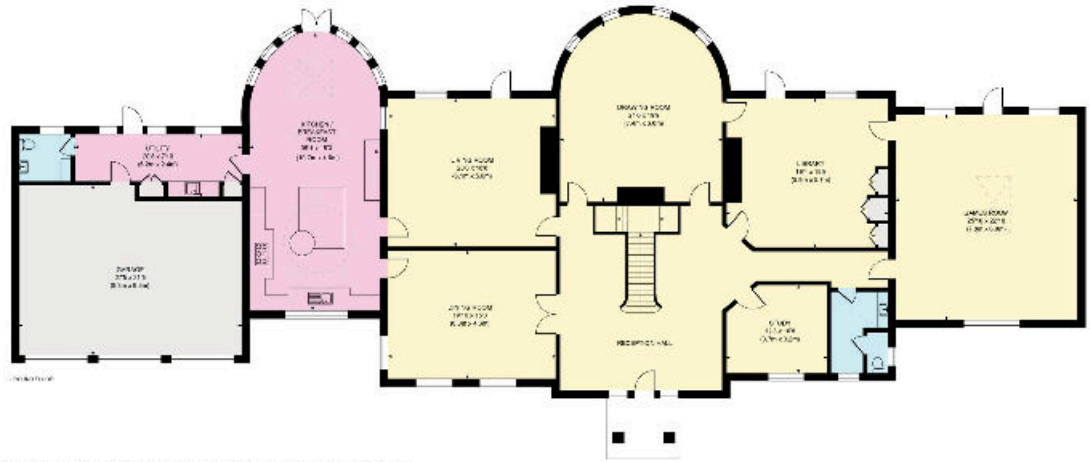
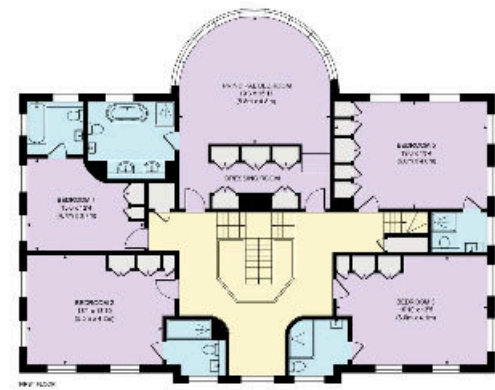








Approximate Gross Internal Area
 Main House 7765 sq. ft / 721.4 sq. m
 Outbuilding 403 sq. ft / 38.03 sq. m
 Total 8174 sq. ft / 758.38 sq. m



This plan is for layout purposes only. It is drawn to scale unless stated. While every care has been taken in the preparation of this plan, dimensions, floor levels, etc. are given for general guidance only and should not be relied upon.

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