



Lammas Lane, Esher, Surrey, KT10





A Stunning Contemporary Home

A stunning contemporary home located in the centre of Esher in a private gated setting.

The property is finished to a high specification throughout offering four bedrooms, four bathrooms (three en-suite) a spacious kitchen/dining room and sitting room opening onto a large terrace and garage. In addition there is a family room and separate study.

To the front, behind the electric gates is a large driveway and double garage.

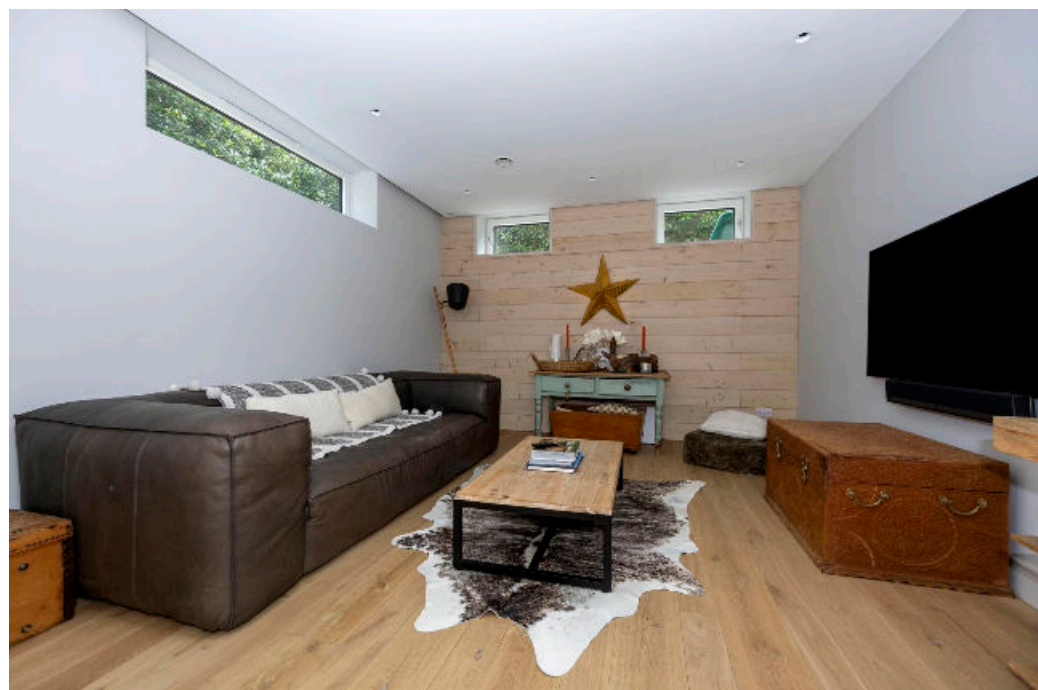
Esher high street has an excellent range of restaurants and shops including Waitrose, C" & Eacute; & yen; te, Gail's Bakery, Fego's, Giggling Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

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.

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.

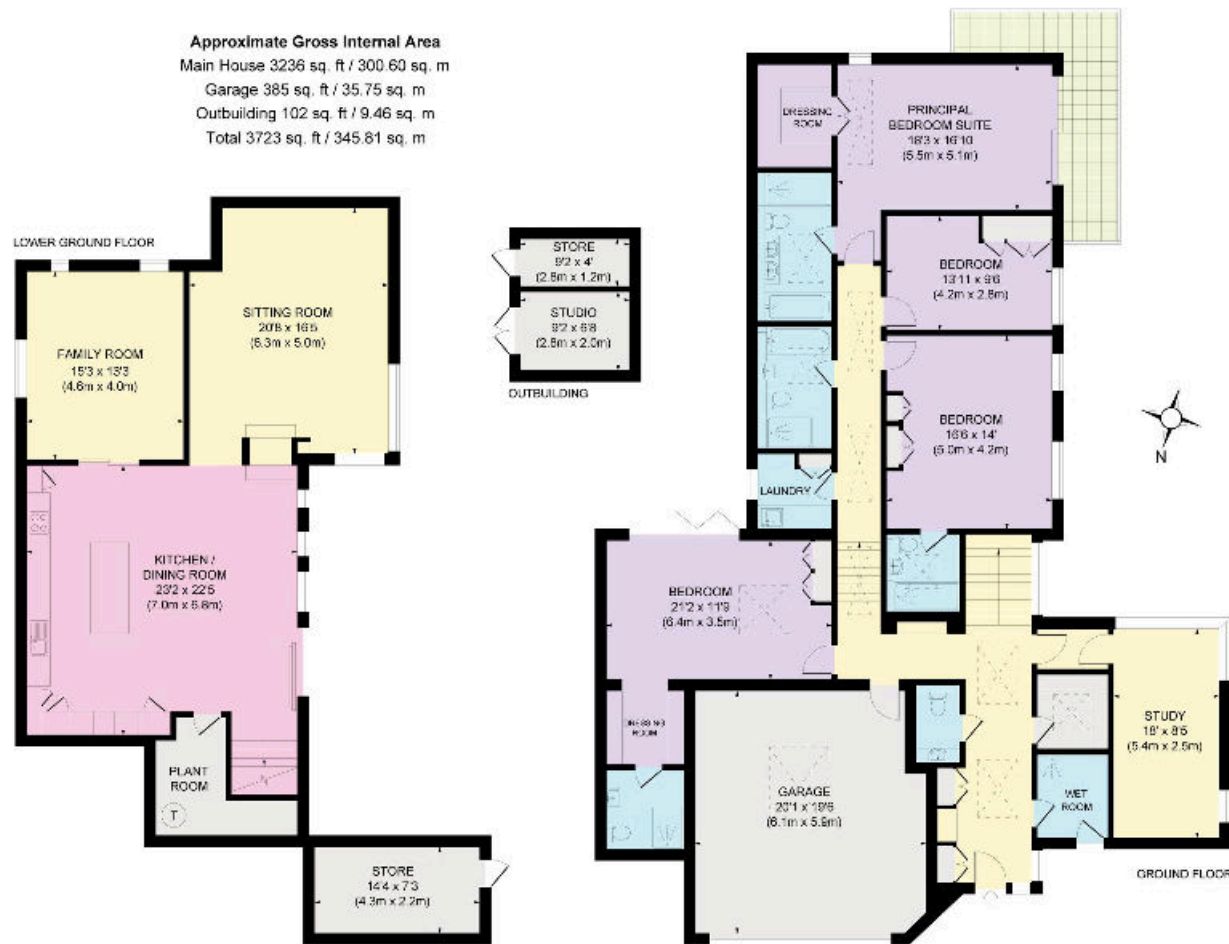






Tenure: Freehold
Council Tax Band:
G
Local Authority:
Elmbridge Borough
Council

Approximate Gross Internal Area
 Main House 3236 sq. ft / 300.60 sq. m
 Garage 385 sq. ft / 35.75 sq. m
 Outbuilding 102 sq. ft / 9.46 sq. m
 Total 3723 sq. ft / 345.81 sq. m



This plan is for eye-guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Knight Frank

47 High Street
 Esher
 Surrey KT10 9RL
knightfrank.co.uk

We would be delighted to tell you more

Adam Burlison
 01372 239 984
adam.burlison@knightfrank.com

Maisie Bywater
 01372 230466
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 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 September 2024. Photographs and videos dated September 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.