



Esher Place Avenue, Esher

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**S & DAUGHTERS**  
BOARDS    PLATTERS    EGGS  
CAVIAR    HERRING



# Period property for sale in Esher

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An elegant Grade II Listed lodge house dating back to the 18th Century and located in the centre of town at the entrance to the Esher Place Private Estate.

The lodge is beautifully presented throughout with stylish modern bathrooms and kitchen complimenting the character features of a period home. The property has three bedrooms and three reception areas with the principal reception room centre around the fireplace with also provides access to the terrace and rear garden.

Located adjacent to Esher High Street which has an excellent range of restaurants and shops including Waitrose, Cote, Gail's Bakery, Fego's, Gigging Squid, The Good Earth an Everyman Cinema along with a number of coffee shops and pubs.

EPC: Exempt

Tenure: Freehold

Council Tax Band: G

Local Authority: Elmbridge Borough Council





There is an excellent choice of recreational activities with Sandown Park offering horse racing, skiing, golf, go-karting, gym, and squash, the National Trust owned Claremont Landscaped Gardens all within the town and along with the historic Hampton Court Palace 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. 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.

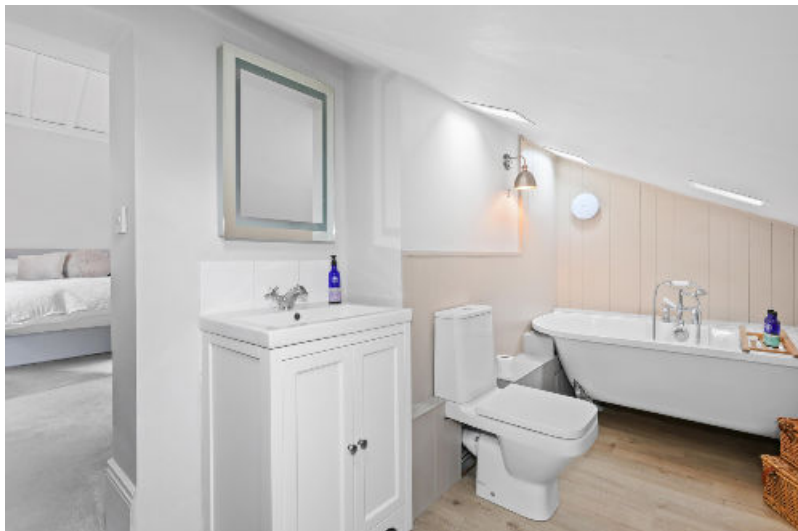
Esher Town - 200 yards

Esher Station - 1 mile

Cobham - 5 miles

Kingston - 5 miles

Central London - 20 miles









**Approx Gross Internal Area 1630 sq. ft / 151.5 sq. m**

This plan is for layout 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.

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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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