



Drakes Close, Esher **KT10**

Extended & refurbished family home

Located in a gated private road close with a wooded copse to the centre. The house is perfectly located for West End Village, Garsons Farm and Esher town centre.

The property offers five bedrooms, four bathrooms, five reception rooms and a home office/gym with bathroom at the rear of the garden.

Finished to a high standard throughout the house has the following specification:

- CAT 5 wiring
- German fitted kitchen with stone imported from Italy
- Two ovens and two dishwashers
- Kuppersbusch induction hob
- Quooker tap
- Underfloor heating to the entrance hall and kitchen
- Open plan living
- Terraced rear garden with home office/gym

Tenure: Freehold

Council Tax Band: G

Local Authority: Elmbridge Borough Council



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Location

The property is located within a short distance of Esher High Street which has an excellent 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.

Situated adjacent to West End Village with its own pub, church, village green and duck pond along with the renowned Garsons Farm offering pick your own, extensive farm shop and coffee shop.

There is an excellent 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.



Schooling & Communication Links

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.

Esher town - 0.75 miles

Esher station - 1.5 miles

A3 - 2 miles

Cobham - 3.75 miles

Kingston - 5.25 miles

Central London - 20 miles

All distances are approximate





Approximate Gross Internal Area
Main House = 4205 sq. ft / 390.65 sq. m
Outbuilding = 411 sq. ft / 38.17 sq. m
Total = 4616 sq. ft / 428.82 sq. m



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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.

47 High Street

We would be delighted to tell you more

Esher

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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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