



Littleworth Road, Esher, Surrey, KT10

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# Modern Detached Family Home

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A modern detached family home ideally located for Esher town centre as well as Esher and Claygate train stations.

Built in 1996 by Kingsway Homes, this well proportioned detached house has a west facing backdrop of Esher Cricket Club.

A welcoming reception hall leads to five reception rooms and kitchen breakfast room. French doors lead to the formal sitting room which has a natural stone fireplace and garden views. There is also a large dining room, study, TV room and a further TV/snug which also opens onto the garden terrace.





Upstairs a galleried landing leads to five bedrooms which all benefit from air conditioning and three modern bathrooms. The principal bedroom and bedroom two both have double doors accessing the spacious balcony.

At the rear a large secluded stone terrace leads to a raised garden with benefits from a greenhouse and two sheds.

The present owners have added a triple garage and more recently solar panels and a Tesla battery.

Esher high street has an excellent range of restaurants and shops including Waitrose, Cote, Gail's Bakery, 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 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.











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. 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 provides direct access to central London, the M25, Heathrow and Gatwick airports and the South.

EPC: B

Tenure: Freehold

Council Tax Band: H

Local Authority: Elmbridge Borough Council

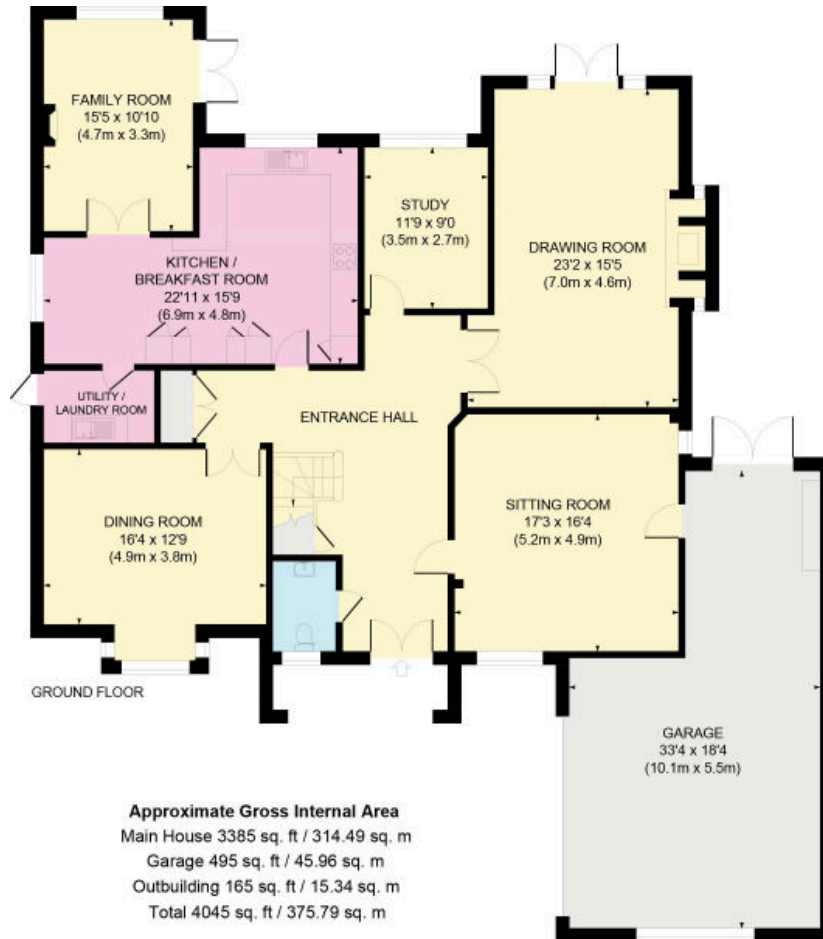
All distances are approximate.

All schools referenced are subject to catchment areas and entry requirements.









Knight Frank

47 High Street  
 Esher  
 Surrey KT10 9RL  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Adam Burlison  
 01372 239 984  
[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

Maisie Bywater  
 01372 230466  
[maisie.bywater@knightfrank.com](mailto:maisie.bywater@knightfrank.com)

Amanda Lamble  
 01372 460892  
[amanda.lamble@knightfrank.com](mailto:amanda.lamble@knightfrank.com)



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Particulars dated July 2024. Photographs and videos dated July 2024.

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