



MANOR ROAD NORTH

Hinchley Wood, Esher, Surrey, KT10



# A STUNNING PERIOD HOME

A stunning, double-fronted Victorian home in a charming location, with a wealth of character features including high ceilings, feature fireplaces, generously proportioned rooms throughout, and a carriage driveway that enhances the property's impressive frontage.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## KEY FEATURES

- 6,028 sq ft of accommodation
- Self-contained one-bedroom flat
- 0.48-acre plot
- South-east facing garden
- Within walking distance of Hinchley Wood Primary and Secondary Schools
- 0.4 miles from Hinchley Wood village and station
- 1.75 miles from Surbiton station











## SURROUNDING AREA

The house is situated near Hinchley Wood, which features a variety of shops. Both Hinchley Wood, Esher and Surbiton stations are within easy reach, offering direct, fast services to London Waterloo. The A3 provides convenient access to central London, the M25, and the South.

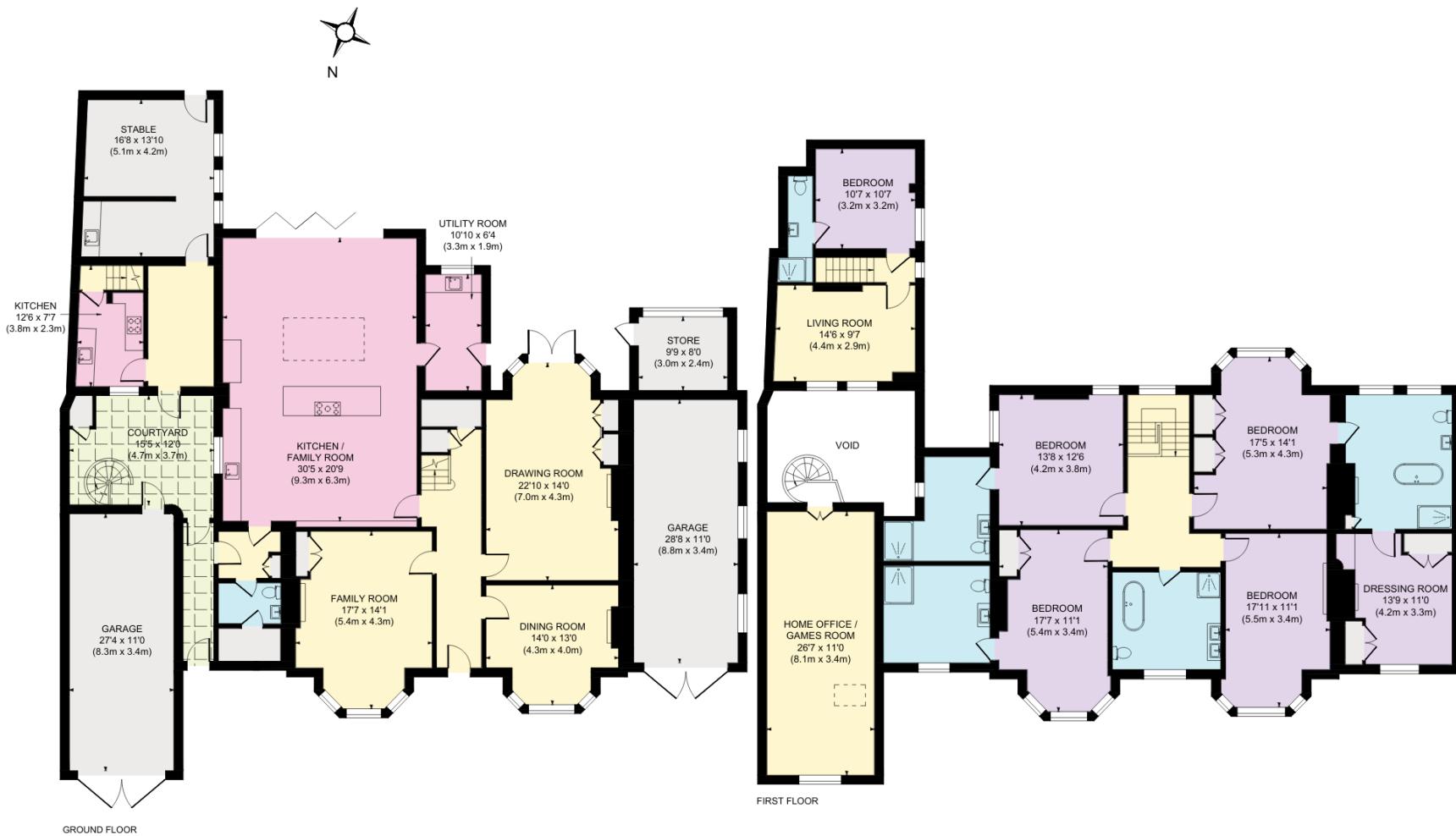
Schooling options in the area are excellent, with both Hinchley Wood Primary and Secondary schools in the adjacent road and St Mary's infants close by. The private sector offers esteemed schools such as Surbiton High, Rowan, Shrewsbury House, Milbourne Lodge and Claremont Fan Court which are all easily accessible.

There is a superb range of recreational activities available, including Sandown Park, which offers horse racing, skiing, golf, go-karting, a gym, and squash facilities.

Additionally, the historic Hampton Court Palace and the National Trust-owned Claremont Landscape Garden are close by. Two well-regarded local sports clubs, Surbiton Hockey Club and Long Ditton Cricket Club, are also nearby. The towns of Kingston upon Thames and Guildford are a short distance away, offering a wide array of high-street retailers and department stores.







Approximate Gross Internal Area = 560.04 sq m / 6028 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Adam Burlison

01372 239984

adam.burlison@knightfrank.com

**Knight Frank Esher**

47 High Street, Esher

Surrey, KT10 9RL

[knightfrank.co.uk](http://knightfrank.co.uk)



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