



Manor Road South, Esher, Surrey, KT10



A Detached Family Home

A four bedroom detached home offering potential to extend and renovate (STPP) and conveniently located for the village, station, Hinchley Wood Primary and Secondary school as well as Claygate village.

Both villages are within easy reach of local shops, cafés, and excellent schools. The area is known for its strong community spirit, quaint shops, cafes, and excellent schools as well as abundant green spaces with Telegraph Hill and Surbiton Golf Club on the doorstep.

Hinchley Wood and Surbiton stations provide a service direct to London Waterloo. Two good standard local sports clubs are close by in Surbiton Hockey Club and Long Ditton Cricket Club. 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, the historic Hampton Court Palace, the National Trust owned Claremont Landscaped Gardens all close by.

Schooling in the area is superb with both Hinchley Wood Primary and Secondary schools conveniently located. Rowan, Milbourne Lodge, Shrewsbury House, Claygate Primary and Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott, and Reeds in Cobham also offering an excellent choice of schools.

The larger town of Esher is also conveniently located which has a wider selection of shops and restaurants including a Waitrose. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of High Street names and department stores.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: G





Location description

Hinchley Wood station and village - 0.3 miles

Claygate village and station - 1 miles

Esher station - 1.25 miles

A3 - 1.5 miles

Esher town centre - 2.25 miles

Kingston - 3.75 miles

M25 (J10) - 9 miles

All schools listed are subject to catchment areas and entry criteria.

All times and distances are approximate







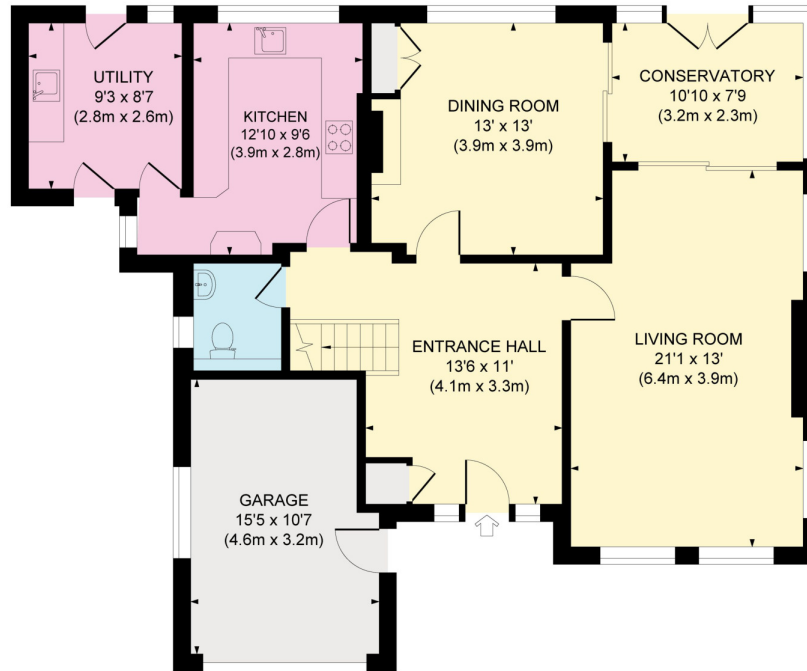


Approximate Gross Internal Area

Main House 1958 sq. ft / 181.90 sq. m

Garage 153 sq. ft / 14.23 sq. m

Total 2111 sq. ft / 196.13 sq. m



GROUND FLOOR



FIRST FLOOR

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 885661
maisie.bywater@knightfrank.com

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.

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 January 2025. Photographs and videos dated January 2025.

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.

