



Hill House, Portsmouth Road, Esher, Surrey **KT10**



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Leading from the entrance hall, the stunning kitchen/dining/drawing room with doors leading to the balcony, has beautiful views over the adjacent golf course and south-facing gardens. The fully fitted kitchen features stone work surfaces and various appliances. The large principal bedroom has a dressing area and en suite bathroom with Villeroy and Boch fittings and polished chrome heated towel rails. In addition the guest bedroom has built-in wardrobes and a guest cloakroom/shower room. In addition, there is lift access, one parking space, bin storage, a video door entry system linked to the front gates and an intruder and fire alarm system. The balcony can fit a table and two chairs and overlooks the secluded garden.



Guide price: £5,000 per calendar month

Furniture: Available furnished

Tenancy available from: 5th February 2024

Minimum length of tenancy: 12 months

Local authority: Elmbridge Borough Council

Council tax band: G







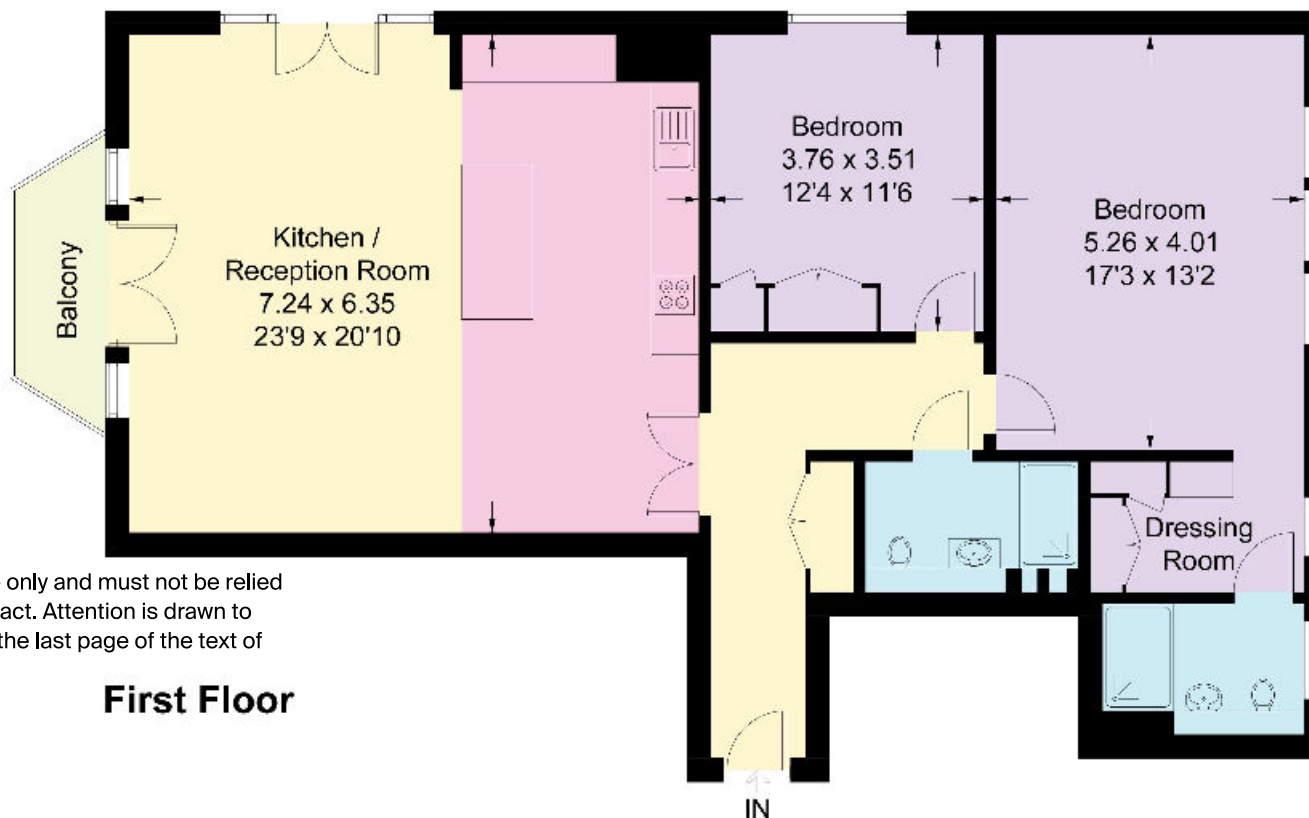
Location

Esher is a place with a great range of boutiques, salons and a fine selection of restaurants, bar and pubs. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of high street names and department stores. An excellent commuter location, Esher's mainline station provides a fast and regular service to London Waterloo and the A3 is a short drive away giving access to central London, the M25, Heathrow and Gatwick airports. Schooling in the area is superb, with the Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott and Notre Dame in Cobham



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Approximate Gross Internal Area = 110.7 sq m / 1192 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

First Floor

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