



West End Lane KT10 8LB

£8,950

****AVAILABLE FOR SHORT & LONG TERM LET**** A truly unique, and beautifully presented American ranch style property with over thirteen acres of mature grounds. The residence is set well back from the road behind a private gates short distance from Esher town centre.

Located within acres of private woodland, extensive lawned gardens, originally based on an American colonial style house, the property comprises on the ground floor of entrance hall, cloakroom, large kitchen/breakfast area, dining room, two-tier triple aspect drawing room, sitting room and study plus further reception room. Utility room. The first floor comprises of master bedroom with vaulted ceiling, dressing room and en-suite bathroom with separate shower and bath. There are four further double bedrooms, two of which have en-suites bathrooms.

Detached 2 bedroom staff/ guest accommodation by separate negotiation. PLEASE CONTACT Martin FOR FURTHER INFORMATION.

- 13 ACRES of Grounds
- 5 DOUBLE Bedrooms in the Main House
- PRIVATE LOCATION
- SHORT TERM LET AVAILABLE
- £8950 PCM
- Woodlands
- Paddocks
- 2 Bedroom Cabin With Kitchen and living room

15 The Parade, Claygate, Surrey KT10 0PD

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🌐 www.catco.co.uk

NOT TO SCALE

QR CODE

Scan this QR Code with your smartphone to see more details online



APPROX. GROSS INTERNAL FLOOR AREA 5553 SQ FT 515.8 SQ METRES (INCLUDES GARAGE / EXCLUDES OUTBUILDINGS & STORE)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		72	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		66	72

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