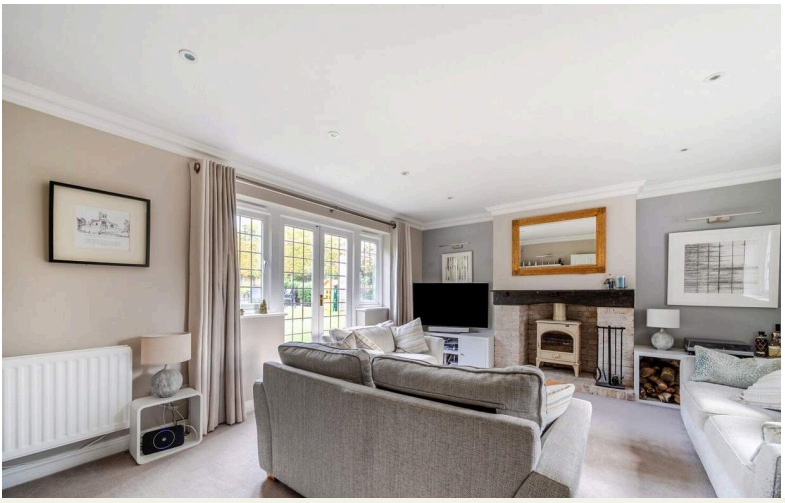
CURCHODS







34 New Road

Esher, Surrey, KT10 9NU

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

Offers in Excess of £2,000,000

Freehold



A stunning and characterful five-bedroom, three-bathroom family home, occupying one of Esher's most sought-after locations, overlooking Esher Cricket Green and within a short walk of Esher High Street, Esher station and Claygate station.

The property combines attractive period character externally with beautifully presented, modern interiors throughout. To the front, there is off-street parking for several cars, while the rear boasts a private and secluded garden, complete with an excellent patio area and outdoor kitchen, creating the perfect setting for entertaining.

The ground floor offers excellent versatility, with a welcoming sitting room featuring a characterful fireplace, a second reception room ideal as a playroom or formal dining room, and a separate home office tucked away from the main living areas. There is also a large utility room and an integral garage.

The heart of the home is undoubtedly the stunning open-plan kitchen, dining and family room, featuring a large central island, extensive fitted cabinetry and several sets of bi-folding doors opening directly onto the garden. This impressive space provides the perfect environment for modern family living and entertaining.

Upstairs, the principal bedroom benefits from a walk-in wardrobe and en-suite bathroom, while bedroom two also enjoys fitted wardrobes and its own en-suite. Bedrooms three, four and five are served by a generous family bathroom, which can also be accessed from bedroom three, making it ideal for visiting guests.





Key Features

- Stunning five-bedroom, three-bathroom family home
- One of Esher's most sought-after locations
- Overlooking Esher Cricket Green
- Walking distance of Esher High Street and two stations
- Beautiful open-plan kitchen, dining and family room
- Three versatile reception rooms including a separate office
- Private garden with entertaining patio and outdoor kitchen
- Parking for several cars and integral garage

Additional Information

Our client has confirmed that the property is situated on a private road and benefits from mains drainage, water and electricity, with gas central heating.

EPC C | Council Tax Band H

Charges (if applicable):
Private Road Service Charge: £350 p.a. (as at October 2026)

Location

Esher railway station offers regular trains to London Waterloo in under 30 minutes, making it ideal for commuters. The town is also well-connected by road, with the A3 and M25 nearby, and bus routes to surrounding areas like Kingston and Walton-on-Thames.

The town's high street offers a mix of boutique shops, cafes, and popular chain stores like Waitrose, alongside local pubs and restaurants. Esher is home to Sandown Park Racecourse, which hosts events and seasonal markets, and an Everyman cinema, adding to its leisure offerings. The area has a vibrant community atmosphere while maintaining a relaxed, suburban feel.

Esher is renowned for its excellent schools, including Esher Church School and Cranmere Primary School, both well-rated for academic success and community involvement. For secondary education, Esher High School offers strong results, and the area also has prestigious private options like Claremont Fan Court School.

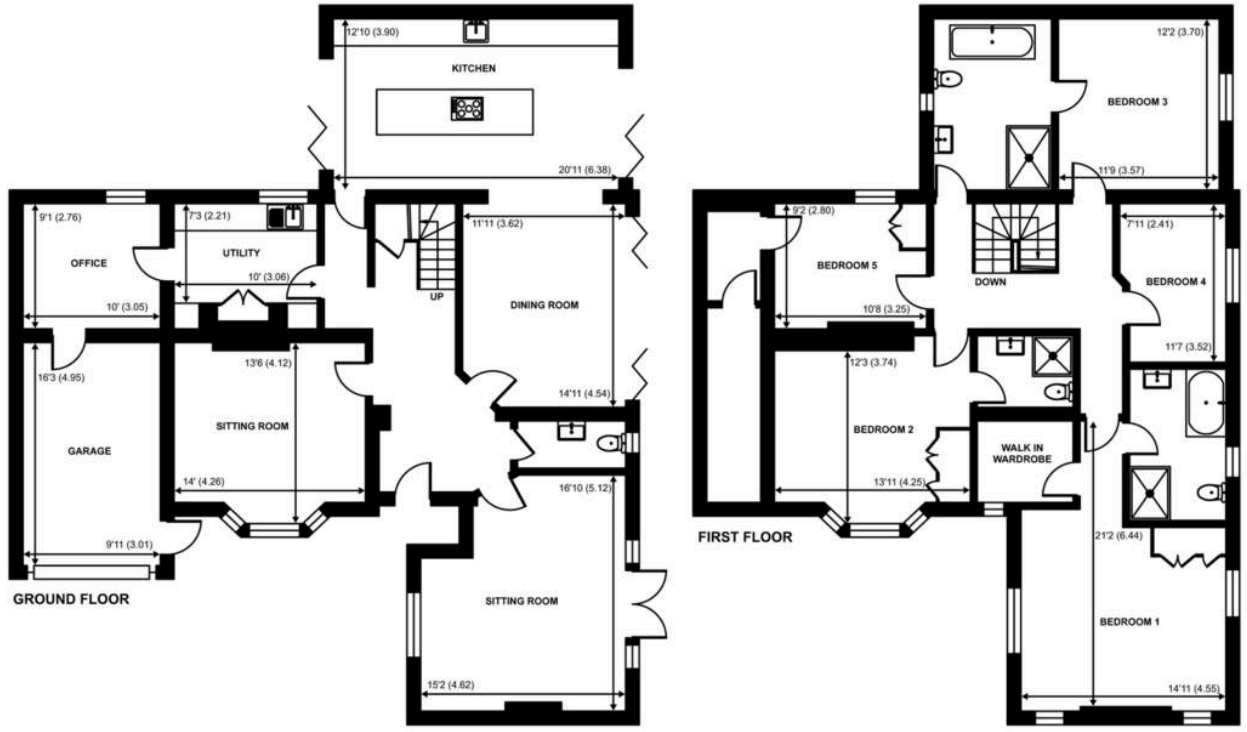






CURCHODS

Approximate Area = 2647 sq ft / 245.9 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 2810 sq ft / 261 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1541100

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Reference: CER260478

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