

WOOD END

Magazine 🍂



THE
COUNTRY
HOUSE
DEPT.





WOOD *End*

54 Arbroom Lane, Esher, Surrey, KT10 9EE



Wood End presents a handsome London stock brick facade with columned portico and well-proportioned sash windows, dating from 1805 and extended over time, most recently by the current owners who carried out an exceptional programme of modernisation and refurbishment some ten years ago, fundamentally transforming the house whilst preserving its late Georgian character throughout.

The magnificent full-width orangery, a soaring glazed family room of around 34 feet, opens directly onto the garden and pool terrace, with a beautifully fitted kitchen adjoining. Six generous bedrooms include a principal suite with dressing room and en suite bathroom, with the three further bedrooms also benefitting from ensuite bathrooms. The south and west facing garden, designed by a Hampton Court Flower Show gold medallist, features a heated swimming pool, gym studio, generous terracing and a detached Bakehouse office







THE FINER *Details*

Bedrooms
6

Reception Rooms
5

Bath/Shower Rooms
6

Cellars, Garden, Gym/Studio,
Heated swimming pool, Bakehouse office and Annexe

Acreage
0.39

What3Words
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Co-Ordinates
51°21'36"N , 000°21'26"W

Services
Mains water, electricity, gas and drainage.
Fibre broadband to the house.

EPC
Band C

Council Tax
Band H

Local Authority
Elmbridge District Council











ABOUT THIS *Area*



Esher is one of Surrey's most sought-after addresses, combining a lively and well-served village centre with immediate access to open countryside, common land and the wider Surrey Hills. Arbrook Lane is a quiet, tree-lined road close to Esher High Street, with its independent shops, cafes, restaurants and Everyman cinema.

Claygate station is less than a mile away, offering direct services to London Waterloo in around 30 minutes. The A3 is 2 miles to the south and provides swift road access into central London and to the south coast. Heathrow Airport is approximately 12 miles distant. The area is well served for racing and equestrian pursuits, with Sandown Park immediately adjacent to Esher, and polo at Ham and Guards Polo Club at Windsor.

Golf courses in the area include St George's Hill Golf Club, The Wisely and Sandown Park Golf Centre.

Schooling in the area is outstanding, with Milbourne Lodge, Claremont Fan Court, Danes Hill, ACS Cobham and Surbiton High among the highly regarded options nearby. Many of the schools run buses from a stop close to the Swan Inn. Hampton Court Palace, Claremont Landscape Garden and the open spaces of Esher Common, with its 380 acres of ancient woodland, are all within easy reach























POINTS OF *Interest*



Towns and Cities

Esher village 0.5 miles
Kingston upon Thames 4 miles
London 15 miles

Pubs & Restaurants

The Swan Inn (José Pizarro), Claygate
Marney's Village Inn, Weston Green
The Wheatsheaf, Esher
Starlings, Esher

Train Stations

Claygate Station 0.7 miles
London Waterloo direct from 30 mins
Esher Station 1.2 miles
London Waterloo direct from 25 mins
Surbiton Station 3 miles
London Waterloo from 17 mins

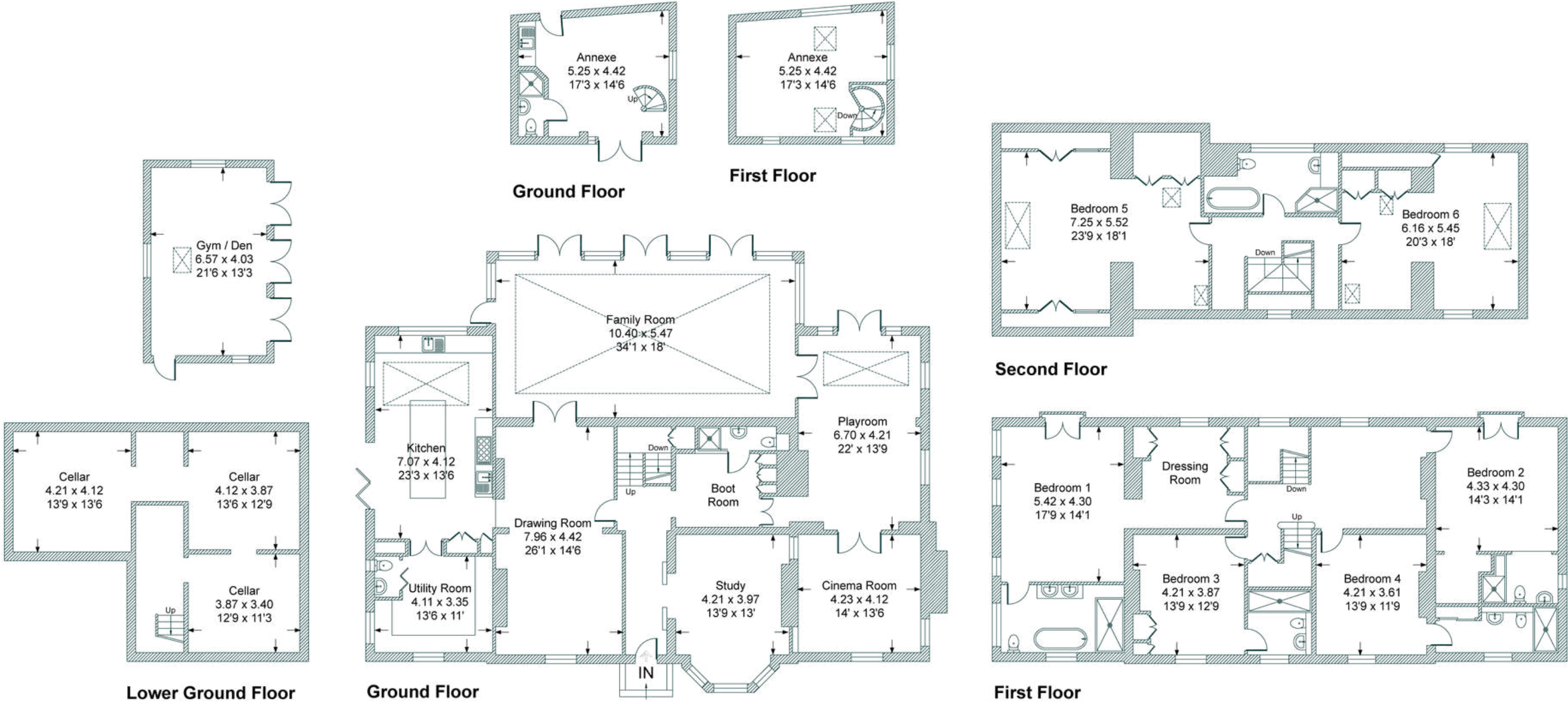
Airports

London Heathrow 12 miles
London Gatwick 28 miles
London City 18 miles



FLOORPLANS

Wood End



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

Total - 626 sq m / 6,741 sq ft
House - 555 sq m / 5,978 sq ft | **Annexe** - 18.9 sq m / 203 sq ft | **Outbuilding** - 26sq m / 284 sq ft

AREA GUIDE

Surrey 🍷

The picturesque county of Surrey in the southeast of England has a blend of historical charm and modern vitality. Its lush, rolling countryside, punctuated by quaint villages and stately homes, offers a tranquil escape from bustling city life. Surrey's rich history is evident in its medieval castles, like Guildford Castle, and ancient woodlands such as the Surrey Hills Area of Outstanding Natural Beauty. However, Surrey is not just a rural idyll; it's a dynamic hub with thriving towns, known for their vibrant cultural scenes and excellent shopping opportunities. Commuters appreciate its proximity to London, as well as its outstanding schools and world-class businesses. Surrey's diverse offerings, from scenic landscapes to urban conveniences, make it a truly captivating place to live.

Walking - Box Hill, Surrey

Take in the spectacular hilltop views of the South Downs from the summit of the gateway to the Surrey Hills. This National Trust spot is great for walking and cycling.

Eating Out - Beaverbrook Country House, Leatherhead

A quintessentially English Country House estate nestled in the heart of the picturesque Surrey Hills. Boasting fantastic food, golf and spa.

Event - Hampton Court Palace Festival

A series of concerts and something for everyone, all set within the palace grounds over the course of two weeks in June each year.

Day Out - RHS Garden Wisley

Set over 270 acres, this is one of the UK's most visited and best loved gardens. Spend the day amongst inspirational gardening or taking part in a daily workshop. Dating back to its opening in 1903, this beautiful garden is constantly evolving.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← Sold by *The Country House Department*

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