



Ruxley Ridge, Claygate **KT10**



Property For Sale in Claygate

A modern six bedroom detached family home located in a cul-de-sac close to Claygate common.

Built by Antler Homes in 2016 the accommodation is set across three floors with four reception rooms, a spacious kitchen/breakfast room, utility and garaging to the ground floor.

The first floor has three bedroom suites including a principal suite with dressing room, plus a two further bedrooms and a family bathroom all set around a generous landing.

The second floor has bedroom, gym, TV/games room and a bathroom.

The property is located just a short distance from Claygate high street which offers an excellent mix of village shops including a florist, baker, butcher and fishmonger. The high street also has the train station, which provides direct trains to London Waterloo.

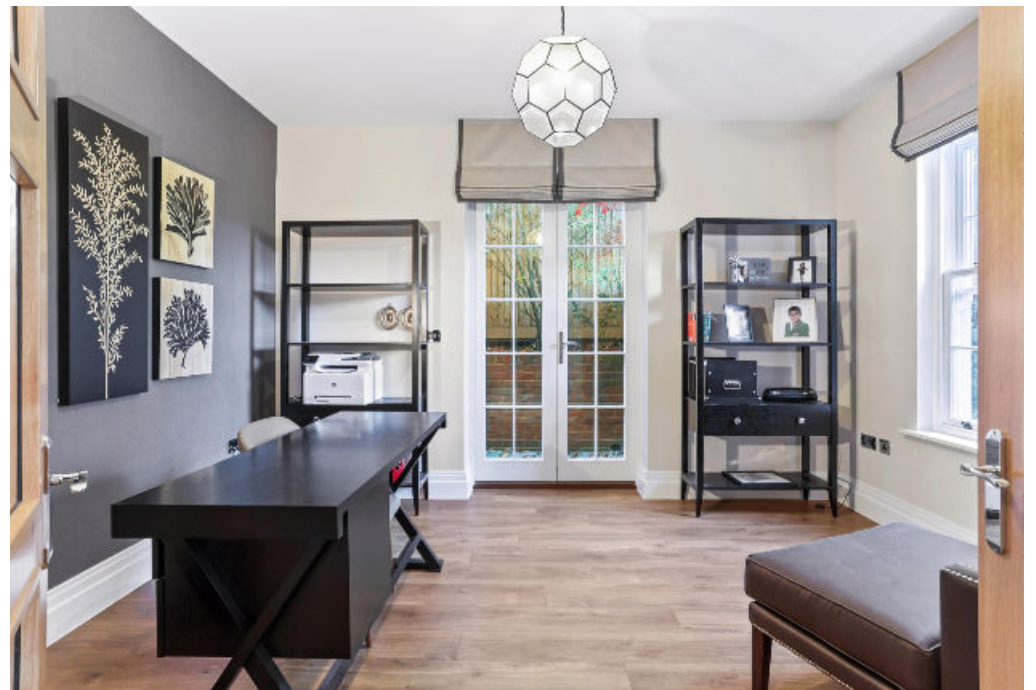
Tenure: Freehold

Council Tax Band: H

Local Authority: Elmbridge Borough Council









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

Schooling in the area is superb with Rowan, Milbourne Lodge, Shrewsbury House 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 A3 is conveniently located providing access to London, the M25 and South along with Heathrow and Gatwick Airports.





Claygate High Street and Station - 1 mile

A3 - 2.25 miles

Esher Town Centre & Train Station - 2.5 miles

M25 (J10) - 5.5 miles

Kingston - 5.75 miles

Central London - 16 miles

All times and distances are approximate.

All state school references are subject to catchment areas.









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We would be delighted to tell you more

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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.

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