



# RUXLEY RIDGE

Claygate, Esher, Surrey, KT10





# 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.



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EPC

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





## IN AN EXCELLENT LOCATION

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.

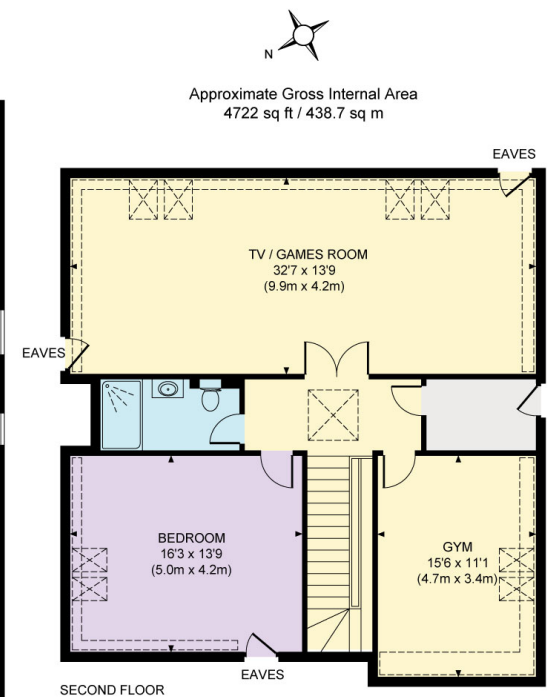
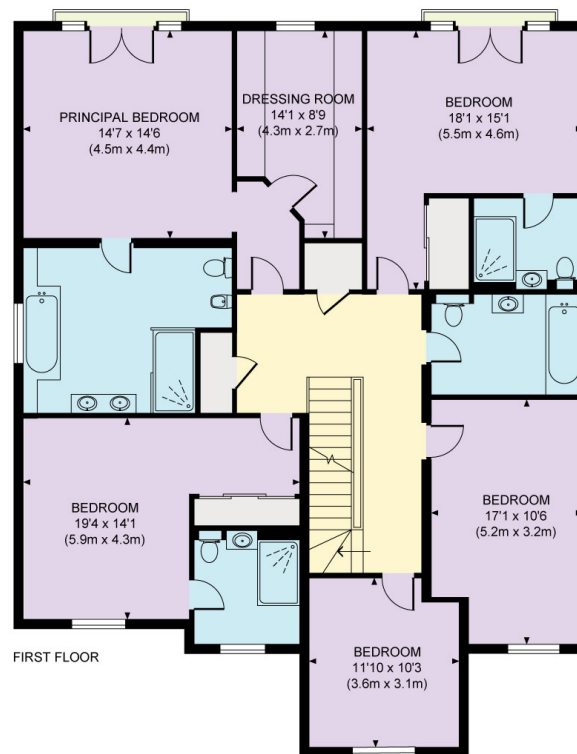
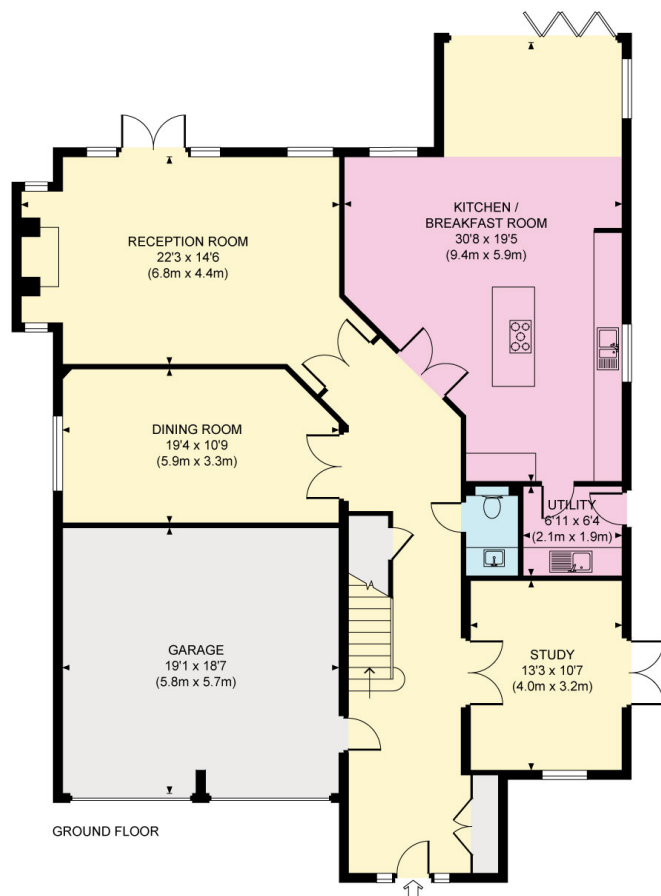
The larger town of Esher is also conveniently located which has a wider selection of shops and restaurants including Waitrose and an Everyman cinema. The towns of Kingston upon Thames and Guildford are nearby providing a wide selection of high street names and department stores.











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Approximate Gross Internal Area  
4722 sq ft / 438.7 sq m

Approximate Gross Internal Area = 438.69 sq m / 4,722 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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