



Derwent Close, Claygate, Esher, Surrey, KT10

---



# Detached Family Home

A four-bedroom detached family home located in a cul-de-sac, perfectly positioned close to Claygate village.

The property offers spacious ground floor accommodation, including three reception rooms, one of which is an open-plan kitchen/dining/family room that opens directly onto the terrace and south-facing rear garden.

The front of the property features off-street parking for several vehicles. At the end of the close is a footpath leading to The Parade and Claygate Station via Torrington Close.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** G



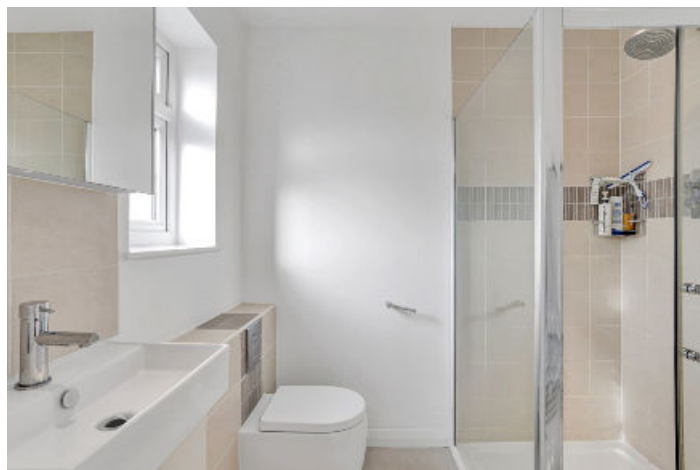
The property is ideally located for the village, which boasts an excellent mix of shops, including a florist, baker, butcher, and fishmonger. The Parade also hosts the train station, providing direct trains to London Waterloo.

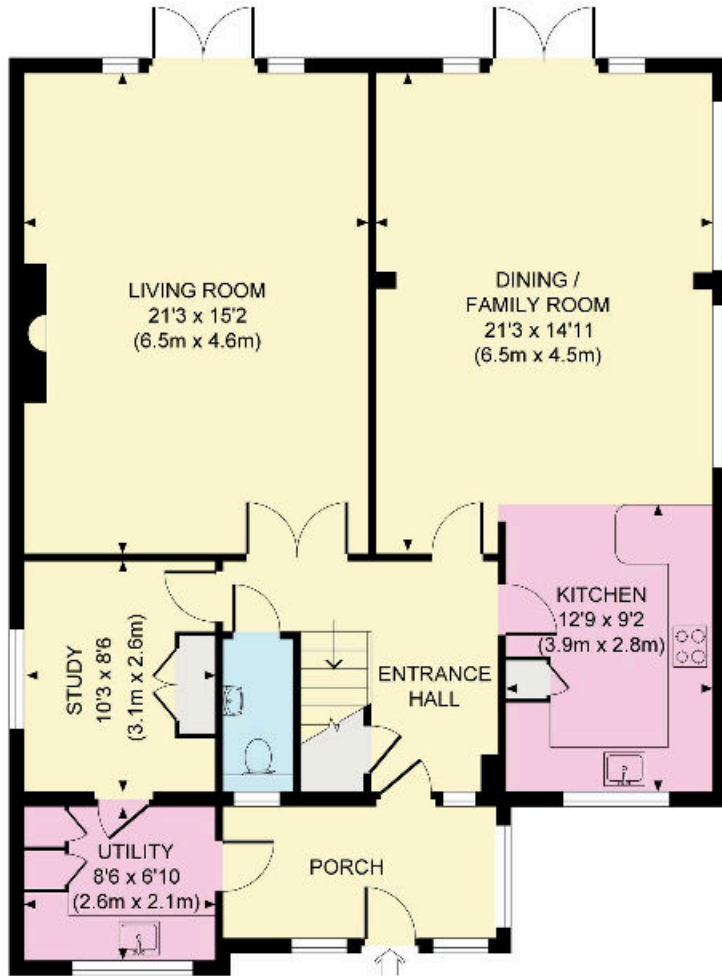
Claygate has an excellent range of restaurants, including Jose Pizarro at The Swan Inn, Zeitoun, Rasoy, Averna, as well as a number of coffee shops and pubs. The larger town of Esher offers a Waitrose, an Everyman Cinema, and additional dining options.

Claygate also has a tennis club, and woodland walks, cycling, and running opportunities are on your doorstep via Arbrook Common at the end of Arbrook Lane.

Schooling in the area is superb, with Claygate Primary, Rowan, Milbourne Lodge, Shrewsbury House, and Claremont Fan Court schools all within a short distance. Additional schools in the surrounding area include The ACS Cobham International School, Reeds, Danes Hill, and Surbiton High.

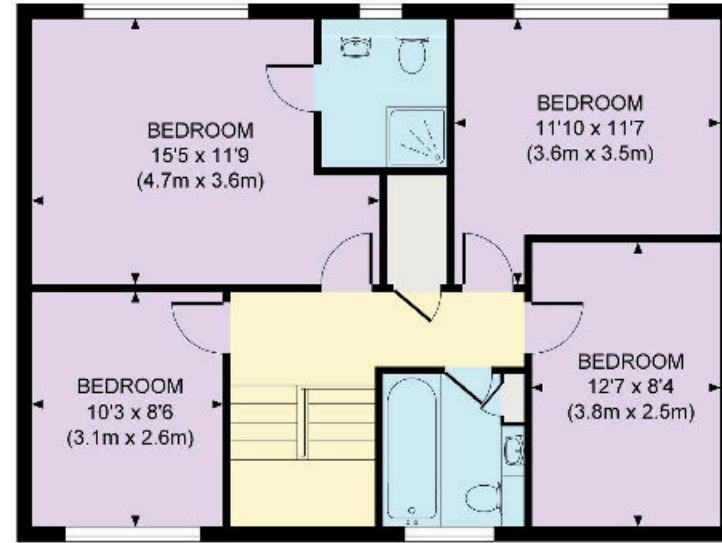
Communication links are excellent, with the station providing a fast and frequent service to London Waterloo. The A3 provides direct access to central London, the M25, Heathrow and Gatwick airports, and the South.





GROUND FLOOR

Approximate Gross Internal Area  
1790 sq ft / 166.3 sq m



FIRST FLOOR

Knight Frank

47 High Street  
Esher  
Surrey KT10 9RL  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

Adam Burlison  
01372 239 984  
[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

Maisie Bywater  
01372 885661  
[maisie.bywater@knightfrank.com](mailto:maisie.bywater@knightfrank.com)

Amanda Lamble  
01372 460892  
[amanda.lamble@knightfrank.com](mailto:amanda.lamble@knightfrank.com)



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.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2022. Photographs and videos dated October 2022.  
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.