

# Ruxley Heights, Claygate

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# An immaculately presented detached family home.

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Built by Berkeley Homes this modern home offers five bedrooms, four bathrooms and four reception rooms with a west facing rear garden. 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.

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.

















#### Location description

Claygate high street and station 1 miles

Esher train station 2.5 miles

Esher town centre 3 miles

A3 3 miles

Kingston 5 miles

M25 (J10) 6 miles

The A3 is conveniently located providing access to London, the M25 and South along with Heathrow and Gatwick Airports.









Approximate Gross Internal Area  
3219 sq ft / 299.0 sq m



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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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