



Beaconsfield Gardens, Claygate, Esher, Surrey, KT10

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# A Stunning Modern Family Home

A modern detached family home set in Claygate's premier residential road backing onto fields and within walking distance of the village, station and Rowan prep school.

The property is presented in immaculate condition throughout benefitting from a stylish Tom Ford of Ripley kitchen opening onto the orangery with views across the garden and fields. There are three additional, well proportioned reception rooms. The first floor has four bedrooms, four bathrooms (three en-suite) all with modern bathrooms. The top floor provides a cinema room and further bedroom suite.

The south-facing gardens are landscaped with a raised deck providing views across the fields to the rear. There is off street parking to the front and a detached garage.

Claygate High Street 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 a Waitrose. 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, Heathrow and Gatwick Airports.

Council Tax Band: G  
Local Authority: Elmbridge Borough Council  
Tenure: Freehold





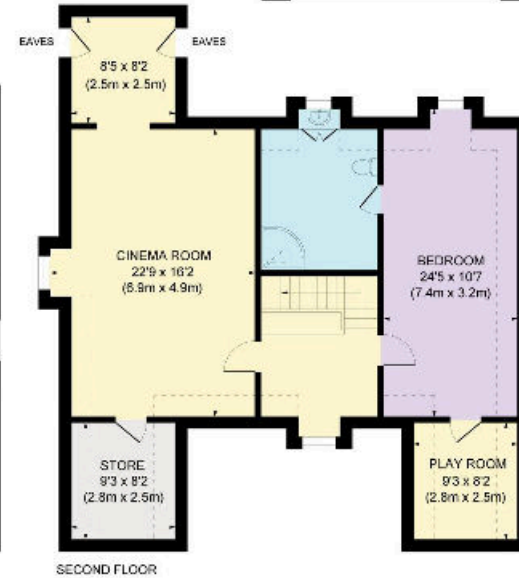
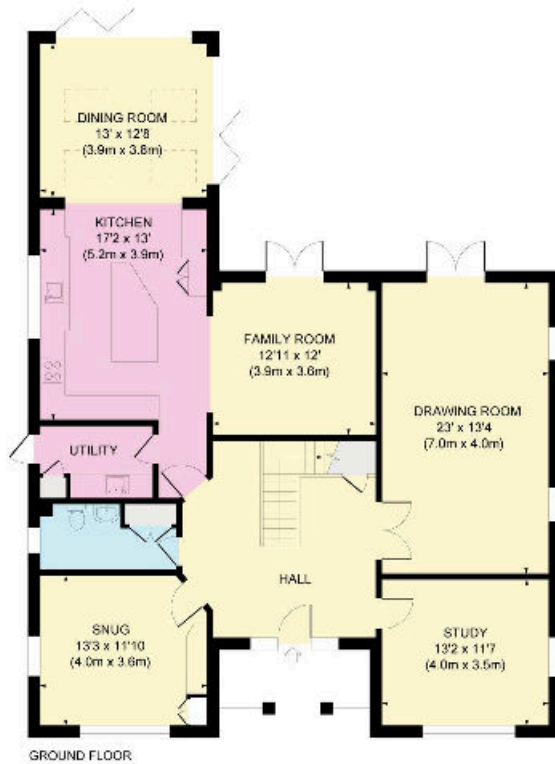
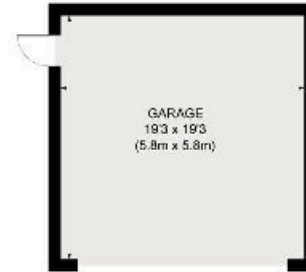








**Approximate Gross Internal Area**  
 Main House 4020 sq. ft / 373.46 sq. m  
 Garage 373 sq. ft / 34.62 sq. m  
**Total 4393 sq. ft / 408.08 sq. m**



This plan is for layout guidance only. Not drawn to scale unless stated. While every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

**Knight Frank**

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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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