



## 6 RED LANE

CLAYGATE, KT10 0EP

£1,700,000  
FREEHOLD

An exemplary detached home, built new in 2017 and offering four bedrooms and four bathrooms with a large, Southerly orientated garden.

  
**BURTON  
MATTHEWS**

## 6 RED LANE



An exceptional detached family residence, constructed in 2017 to an outstanding specification and presented in immaculate condition throughout. Designed with both elegance and modern living in mind, the property showcases meticulous attention to detail and a host of premium features, including underfloor heating throughout, Nest-controlled heating and security systems, triple glazing, high-quality Siemens integrated appliances, and a mechanical ventilation heat recovery system. The result is a home that delivers both contemporary comfort and impressive energy efficiency, while still retaining the feel of a virtually new property.

The beautifully proportioned accommodation is arranged across three thoughtfully designed floors, perfectly suited to modern family lifestyles. The ground floor is introduced by a welcoming and spacious entrance hall which leads to the heart of the home, an impressive open-plan kitchen, dining and family space, ideal for both everyday living and entertaining. A substantial second reception room provides further versatile living space, while a dedicated study offers the perfect work-from-home environment. A fitted utility room and cloakroom complete the ground floor accommodation.

The first floor hosts a luxurious principal bedroom suite featuring a bespoke dressing room and an elegant en-suite bathroom. Two further generously

sized double bedrooms are also located on this floor, each benefiting from their own beautifully appointed en-suite bath or shower rooms.

Occupying the second floor is a superb fourth double bedroom suite, complete with its own en-suite shower room and an adjoining dressing room or snug, offering excellent flexibility for guests, older children, or private retreat space.

Externally, the property is approached via an extensive gravelled driveway providing parking for several vehicles. To the rear lies a beautifully proportioned south-facing garden measuring approximately 88 ft by 39 ft, offering excellent privacy

## Additional Information

**Local Authority** – Elmbridge

**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 2731.00 sq ft

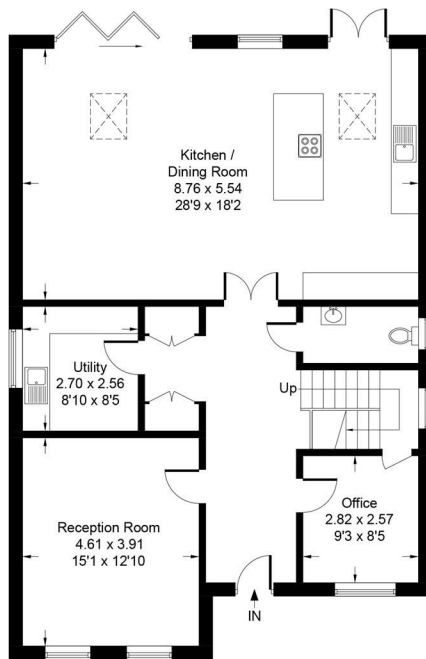
**Tenure** – Freehold



# Red Lane, Claygate, KT10

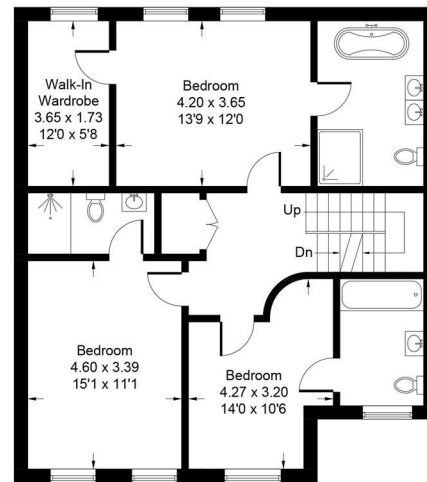
Approximate Gross Internal Area

253.6 Sq M 2730 Sq Ft



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>88</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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