



MAGPIE MANOR

Church Road, Claygate, Esher, Surrey KT10



MAGNIFICENT DETACHED HOME WITH SELF-CONTAINED COTTAGE

Nestled in the heart of Claygate, this double-fronted home set within private grounds offers over 4,700 sq ft of beautifully modernised accommodation, including a substantial self-contained cottage, ideal for flexible family living and entertaining.



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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

A sweeping gravel driveway provides extensive parking and a grand approach to this beautifully refurbished home, where period charm blends seamlessly with contemporary design.

The standout bespoke kitchen/breakfast room forms the heart of the house, complemented by elegant reception rooms, an entertainment room, utility and boot room. The principal suite features a dressing area and luxurious en-suite, while four further double bedrooms are arranged across the upper floors, two benefiting from dedicated dressing rooms.

A detached two-bedroom cottage offers excellent flexibility for guests, multigenerational living or home working. Mature gardens, established planting and private grounds create a secluded setting, enhancing the property's exclusivity.











LOCATION

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, Millbourne Lodge, Shrewsbury House and Claremont Fan Court School nearby, the ACS Cobham International School, Surbiton High, Danes Hill in Oxshott and Reeds in Cobham also offering an excellent choice of schools as well as Claygate Primary school in Foley Road.

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



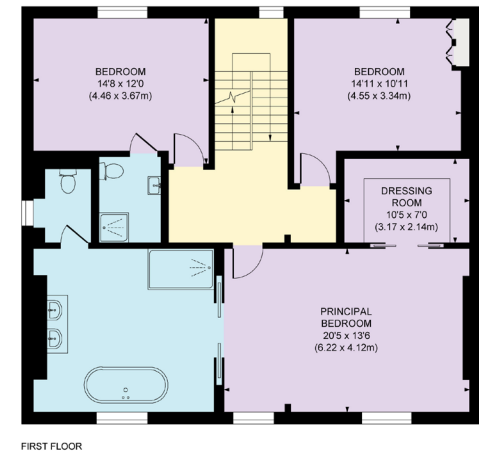
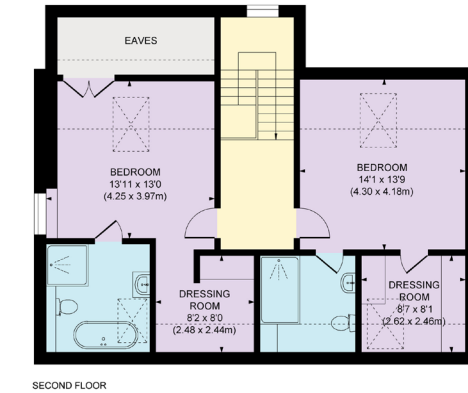
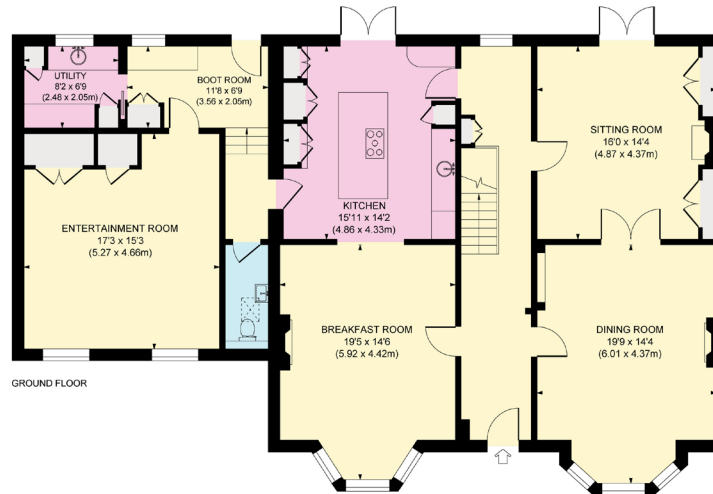
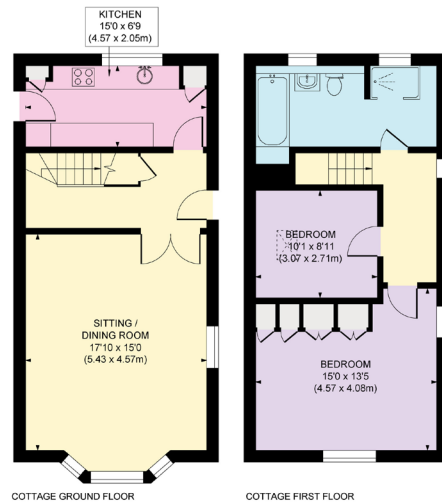


Approximate Gross Internal Area

Main House 3,746 sq. ft / 348.00 sq. m

Cottage 966 sq. ft / 89.78 sq. m

Total 4,712 sq. ft / 437.78 sq. m



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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