



# OAKEN LANE




Claygate, Esher, Surrey, KT10



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# AN IMMACIMMACULATELY PRESENTED FAMILY HOME

Finished to a high specification throughout and close to Claygate  
Village.

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Local Authority: Elmbridge Borough Council

Council Tax band: D

Tenure: Freehold



## KEY FEATURES

- \* 0.3 miles to the village and station
- \* Stylish modern kitchen by County Kitchens of Esher
- \* Hans Grohe shower fittings
- \* Free standing stone bath by Clearwater Sontuoso
- \* Stylish open plan kitchen/dining/family area
- \* Well proportioned rooms











## LOCATION

Claygate High Street offers an excellent mix of village shops including a florist, baker, butcher, and fishmonger. The high street also has a 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.

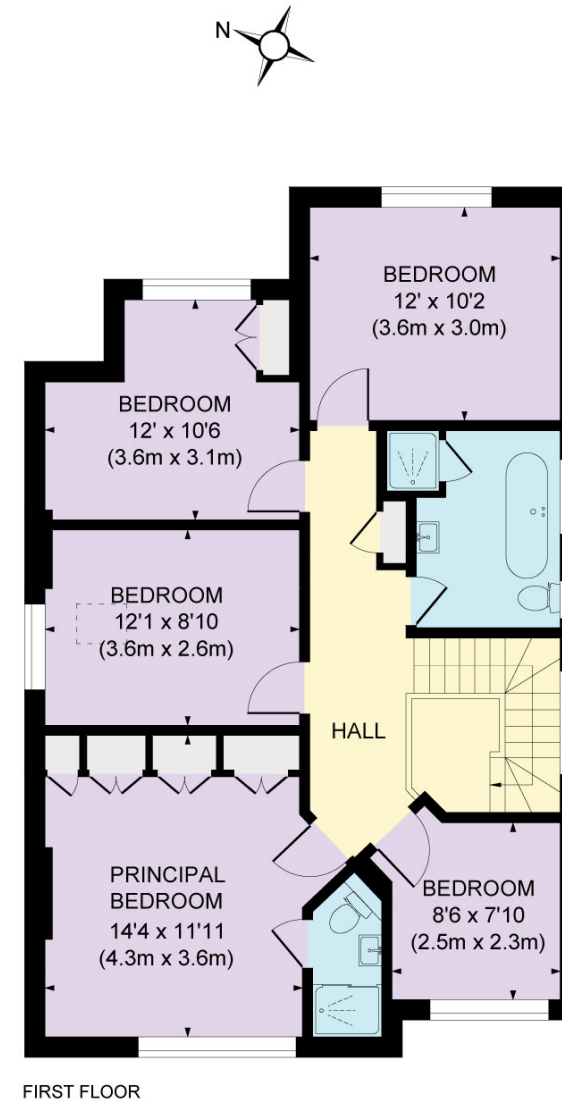
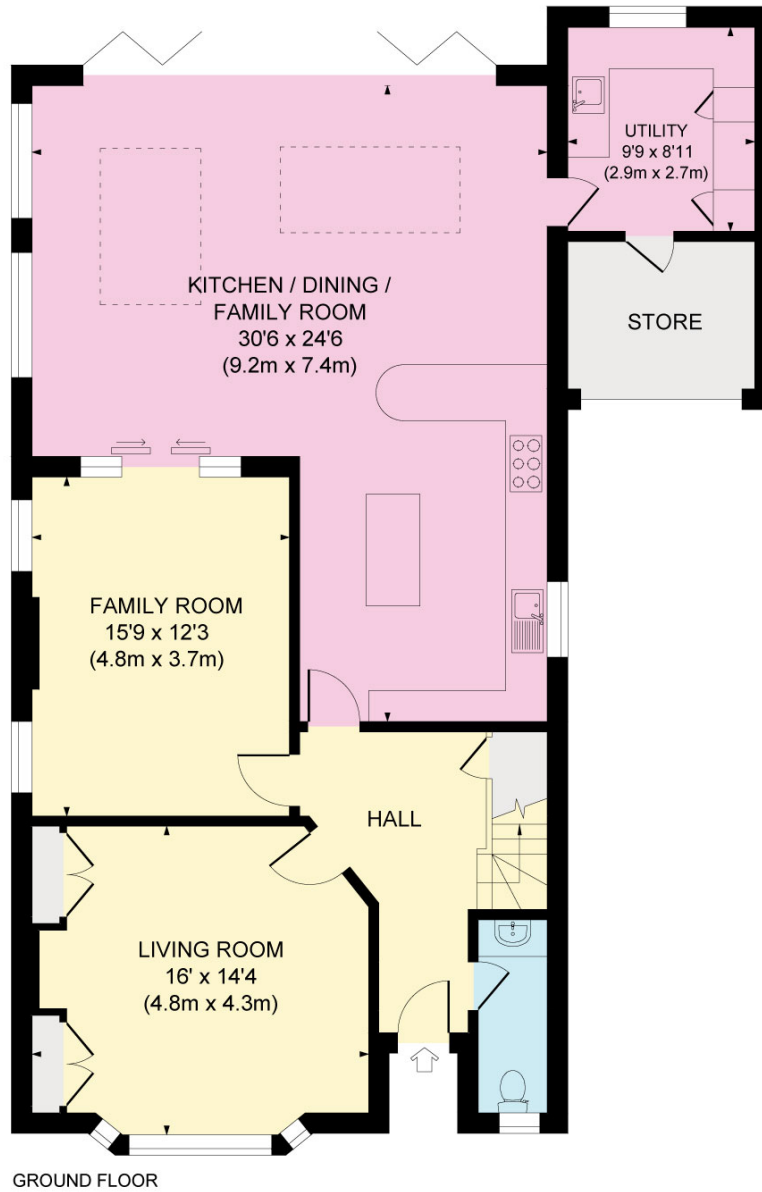
Schooling in the area is superb with Rowan, Millbourne Lodge, Shrewsbury House, Claygate Primary and Claremont Fan Court School nearby, the ACS Cobham International School, Danes Hill in Oxshott, and Reeds in Cobham also offering an excellent choice of schools.

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









Approximate Gross Internal Area = 219.9 sq m / 2,367 sq ft

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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