



barnard marcus

Red Lane, Claygate, Esher, KT10 0EP


**barnard
marcus**

**welcome to
Red Lane, Claygate, Esher**

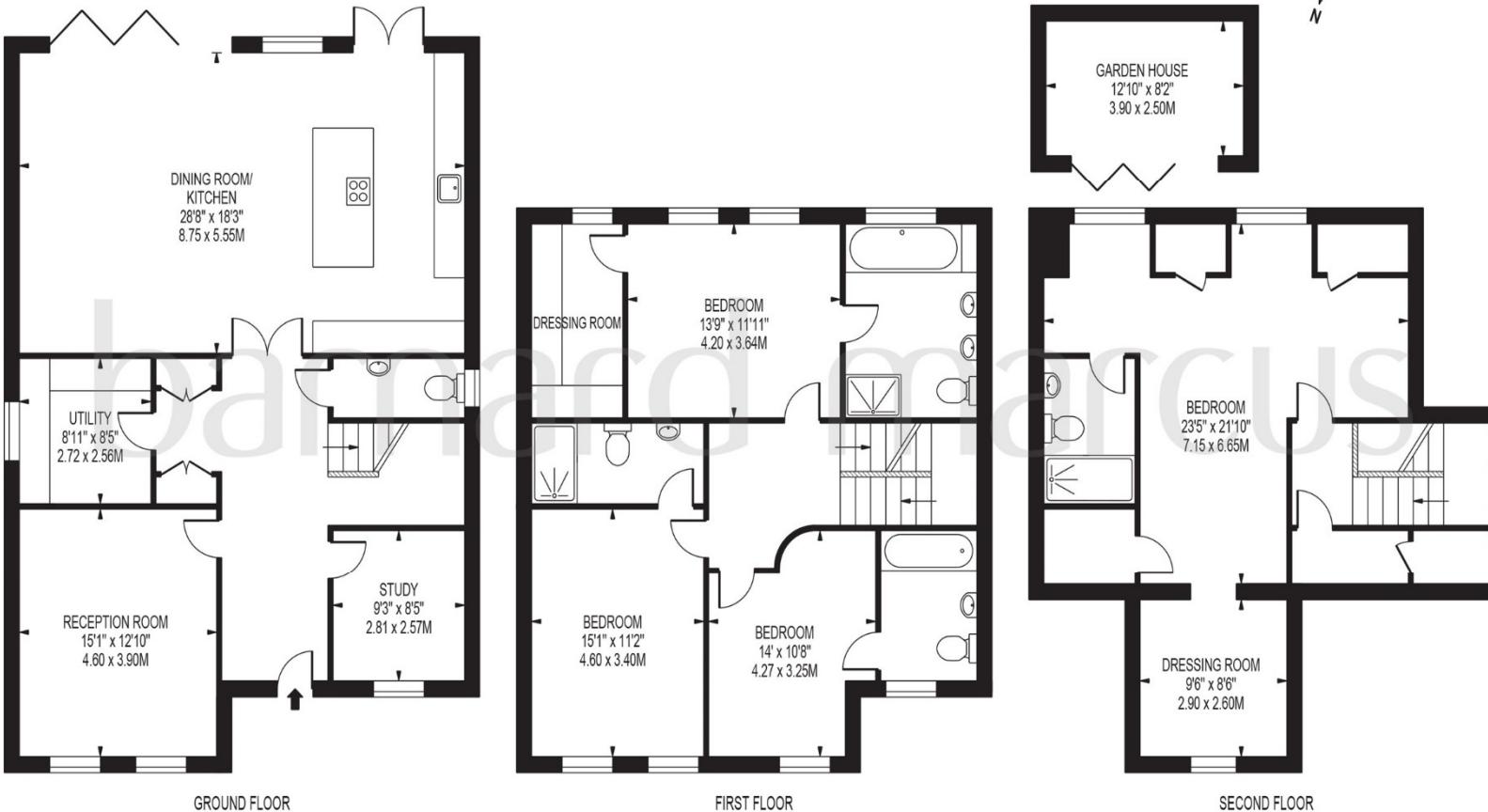
This truly breath-taking four double bedroom detached home is a real rare to market opportunity for any keen buyer. Additional benefits include four bathrooms, vast kitchen/diner area with separate reception area as well as large drive way & summer house.



RED LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2731 SQ FT - 253.72 SQ M
(EXCLUDING GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL AREA OF GARDEN HOUSE: 105 SQ FT - 9.75 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This incredibly rare to market home demands your attention the second you pass it on Red Lane. Constructed 2017, its exceptionally modern curb appeal is an absolute eye catcher.

You are greeted with an exceptionally welcoming hallway entrance. Potential buyers will feel themselves drawn to the heart of the home which resides in the vast living/dining/kitchen. This space makes for the perfect family/entertaining area for all potential buyers given its size & the unlimited amount of natural light it enjoys given its South facing orientation.

The kitchen comes complete with an ample amount of storage, integrated appliances & counter top space. The approx 90 ft rear south facing garden also hosts an incredibly functional summer house/outbuilding. The ground floor is completed by a sizable cloakroom/WC, equally sizable utility room, incredibly versatile study as well as a beautifully designed reception room.

The first floor consists of three exceptionally sized double bedrooms which all come completed with their own en suite bathrooms. The master bedroom on the first floor further benefits from its own walk in wardrobe as well as a four piece en suite bathroom which includes his & her sinks as well as a bespoke bath unit.

The top floor offers unbelievably sized double bedroom which hosts its own snug which can be utilised for a variety different functions as well as a stylish en suite. Additional benefits include vast driveway & under floor heating through out.

welcome to

Red Lane, Claygate, Esher

- Four Double Bedrooms
- Four Bathrooms
- Detached
- South Facing Garden
- Sizable Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: H

offers in the region of
£1,800,000



view this property online barnardmarcus.co.uk/Property/SUR109108

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SUR109108 - 0004

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