



ASHURST

ASHURST

Ruxley Crescent, Claygate, Esher, Surrey, KT10





# AN IMMACULATELY PRESENTED MODERN HOME

An immaculately presented modern home located in The Ruxley Heights private estate within the popular village of Claygate.



4



3



3

EPC

B

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



- \* Village location
- \* Private estate setting
- \* 3,794 sq ft
- \* Luxury kitchen with Miele appliances
- \* Underfloor heating
- \* CAT 6 wiring
- \* EV charging point
- \* Close to Arbrook common, ideal for dog walks, running and cycling

















The property is located just a short distance from Claygate high street which 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 Waitrose and an Everyman cinema. 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, 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 and South along with Heathrow and Gatwick Airports.









Approximate Gross Internal Area = 3800sq.ft / 353.00sq.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)



Adam Burlison

01372239984

adam.burlison@knightfrank.com

**Knight Frank Esher**

47 High St, Esher KT10 9RL



knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



