



## WESTMORELAND RUXLEY CRESCENT

CLAYGATE, KT10 0TX

£1,899,500  
FREEHOLD

A substantial, Charles Church built detached home, enjoying a 0.26 acre elevated plot within the highly regarded Ruxley Heights private estate.

  
**BURTON  
MATTHEWS**

## WESTMORELAND RUXLEY



A substantial, Charles Church built home, occupying a 0.26 acre elevated plot within the highly regarded Ruxley Heights private estate. This beautiful family home has been further extended and improved throughout the current period of ownership and offers expansive and versatile living space to suit most generations. The ground floor comprises of a spacious entrance hall, three principal reception rooms, one of which is a family room with double doors leading into an elegantly glazed garden room, currently utilised as a home gym. To the rear of the house is a large kitchen / breakfast room with a study, utility room and cloakroom / WC. The first floor offers an excellent choice of five individual bedrooms, a family bathroom and principal en suite. The Eastern 'wing' of the house has also been cleverly developed to offer two further bedroom suites, each with dressing areas and their own en suites. Externally, the house sits in a generous plot which is chiefly laid to lawn with areas of paved patio and raised walled beds.

### Additional Information

**Local Authority** –

**Council Tax** – Band G

**Viewings** – By Appointment Only

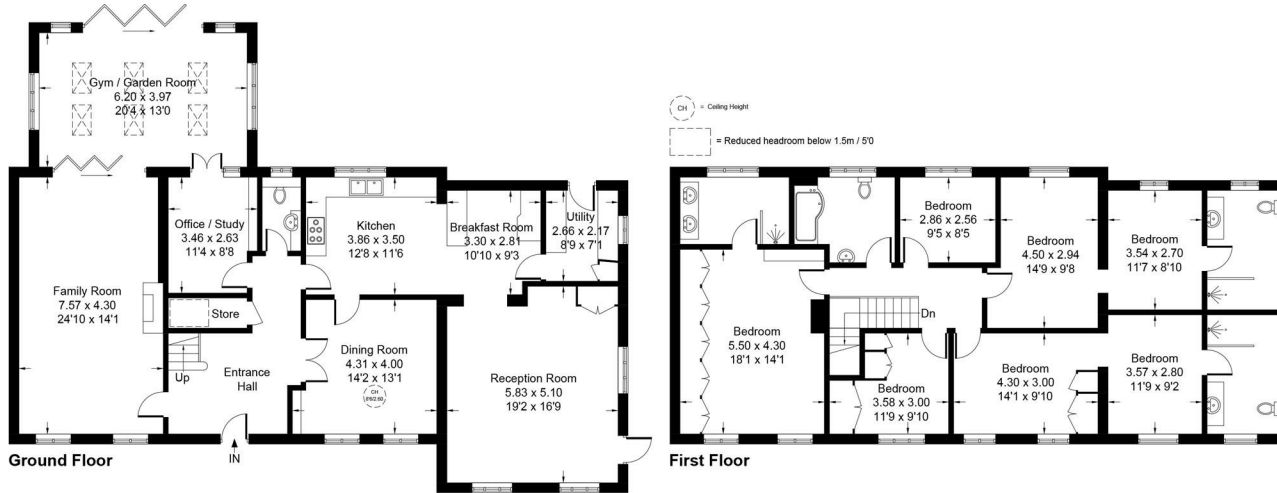
**Floor Area** – 3270.00 sq ft

**Tenure** – Freehold



# Ruxley Crescent, Claygate, KT10

Approximate Gross Internal Area  
303.8 sq m / 3270 sq ft



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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>67</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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