



BRACKLEY MOUNTVIEW ROAD

CLAYGATE, KT10 0UB

£1,650,000
FREEHOLD

A superior quality, 5 bedroom detached family home, offering expanded ground floor accommodation in a 0.30 acre overall plot and a secluded, private estate location.

**BURTON
MATTHEWS**

BRACKLEY MOUNTVIEW ROAD



A superior quality, 5 bedroom detached property, offering expanded ground floor accommodation in a 0.30 acre overall plot and a secluded, private estate location. Significantly improved throughout the current period of ownership, this beautiful family home offers an expanded ground floor layout that aligns perfectly with today's modern family life. A generous entrance hall with reclaimed oak herringbone flooring flows through to a delightful, double aspect reception room with wood-burning stove, Neptune fitted cabinetry and bifold doors with integrated blinds. To the rear is a fabulous kitchen / breakfast / family room with handmade 'Smallbone' kitchen, a useful walk-in pantry and partially-heated limestone floor. A glazed roof lantern floods this space with natural light and dual sets of bifolds open directly onto the rear garden. A spacious utility room features Neptune units and affords external access and to the integral double garage. A study and cloakroom / WC complete the ground floor picture. Upstairs are five double bedrooms (each with engineered wood flooring) and two bath / shower rooms including principal en suite by Bathroom Eleven with both featuring contemporary units and fittings such as discreet, touch-free lighting and night courtesy light. Externally, the rear garden offers ample space for hosting and relaxation with an outside kitchen area (barbecue and pizza oven), integrated lighting, discreet irrigation throughout and a large pergola with

detachable awning. To the front of the property there is ample off road parking for several vehicles in addition to the double garage which also offers clear scope for potential conversion of the eaves space to provide additional accommodation, should one require (subject to the usual consents).

Additional Information

Local Authority – Elmbridge

Council Tax – Band G

Viewings – By Appointment Only

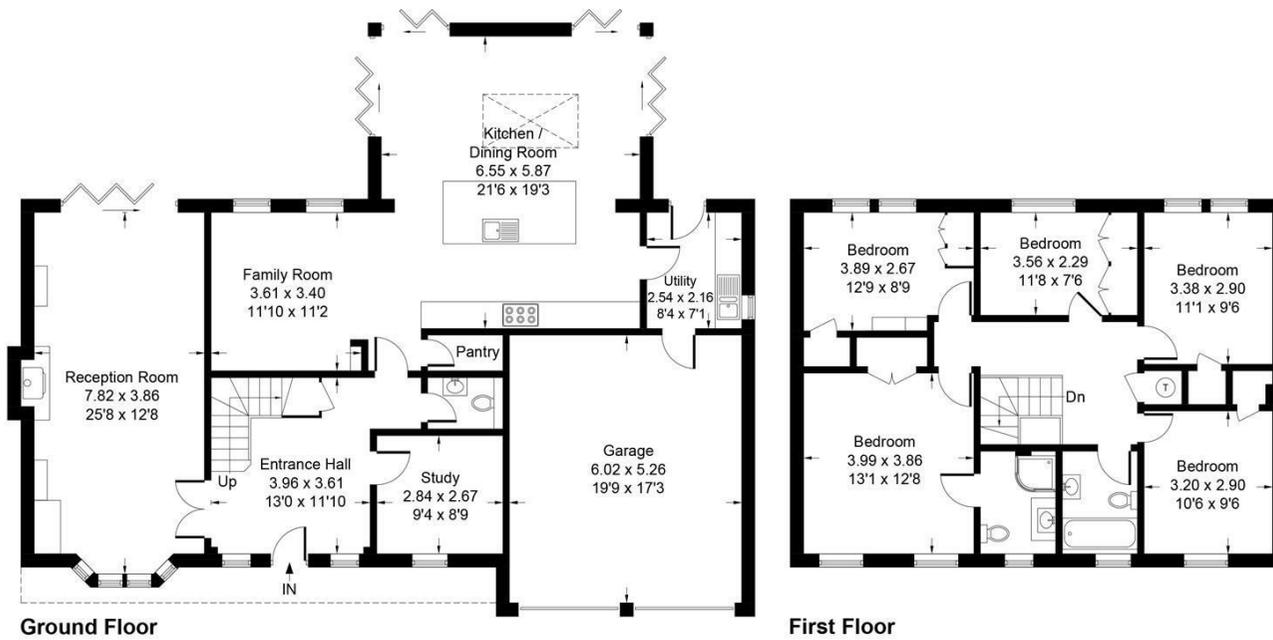
Floor Area – 2537.00 sq ft

Tenure – Freehold



Mountview Road, Claygate, KT10

Approximate Gross Internal Area = 235.7 sq m / 2537 sq ft
(Including Garage)



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			81
		69	

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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