



**Hillview Road,  
Claygate  
KT10**









A beautifully presented modern six bedroom family home set behind electric gates in the Ruxley Heights private estate in Claygate, an attractive and sought after Surrey Village.

Offering excellent room proportions throughout with a large open plan kitchen/living/dining area with bi fold doors opening onto the rear terrace and garden with a view of the lake beyond. Two further reception rooms and an integral garage complete the ground floor accommodation. The first floor has five bedrooms and four bathrooms including a large principal bedroom suite with dressing room. The top floor offers bedroom 6/games room with en suite and benefiting from excellent eaves storage.

Built to a high specification throughout which includes RAKO lighting, Extreme Kitchen by KCA of Ascot, Miele appliances, Duravit and Geberit bathroom suites and underfloor heating.











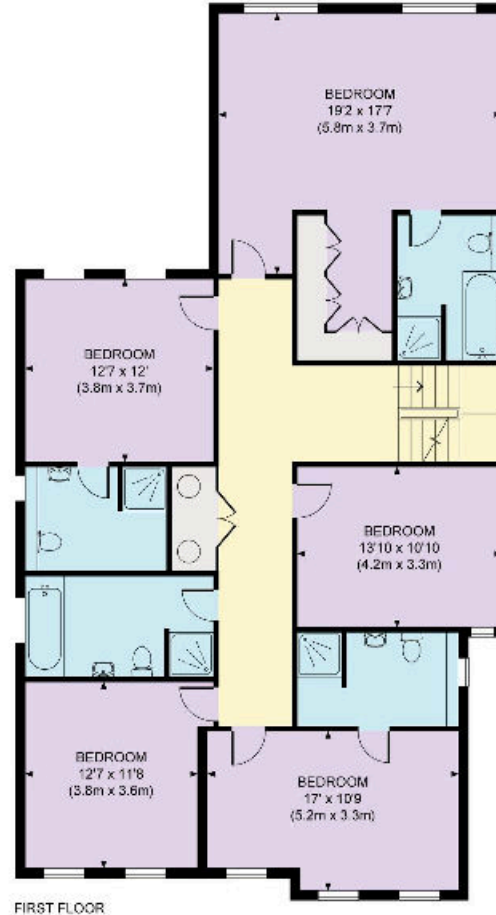
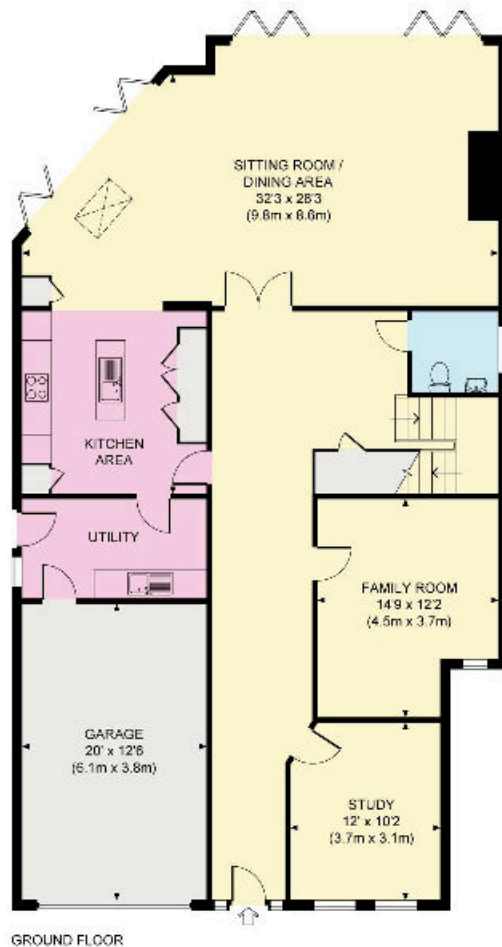
The property is located just a short distance from Claygate high street which offers an excellent mix of village shops including a florist, baker, butcher and fishmonger. The high street also has the train station, which provides direct trains to London Waterloo.

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, Milbourne 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.





Knight Frank

47 High Street  
 Esher  
 KT10 9RL

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**We would be delighted to tell you more.**

**Adam Burlison**  
 01372 464496  
[adam.burlison@knightfrank.com](mailto:adam.burlison@knightfrank.com)

**Matthew Scott**  
 01372 464496  
[matthew.scott@knightfrank.com](mailto:matthew.scott@knightfrank.com)



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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.

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Particulars dated June 2021. Photographs and videos dated June 2021.

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