

Hermitage Close, Esher



# Family home in Claygate Village

A four bedroom detached family home located in a cul-de-sac in the village of Claygate offering excellent room proportions throughout the home with two receptions and a large open plan kitchen/dining/family room which opens directly to the rear terrace and garden.

The first floor has four generous bedrooms with two bathrooms (one ensuite). To the rear of the garden is a home office/outbuilding.

The property is located 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. (Subject to catchment).

Claygate High Street & Station - 0.7 miles, Esher High Street & Station - 2 miles, A3 - 2.25 miles, Kingston - 5.5 miles, M25 (J9) - 6.25 miles. All distances and times are approximate.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** G

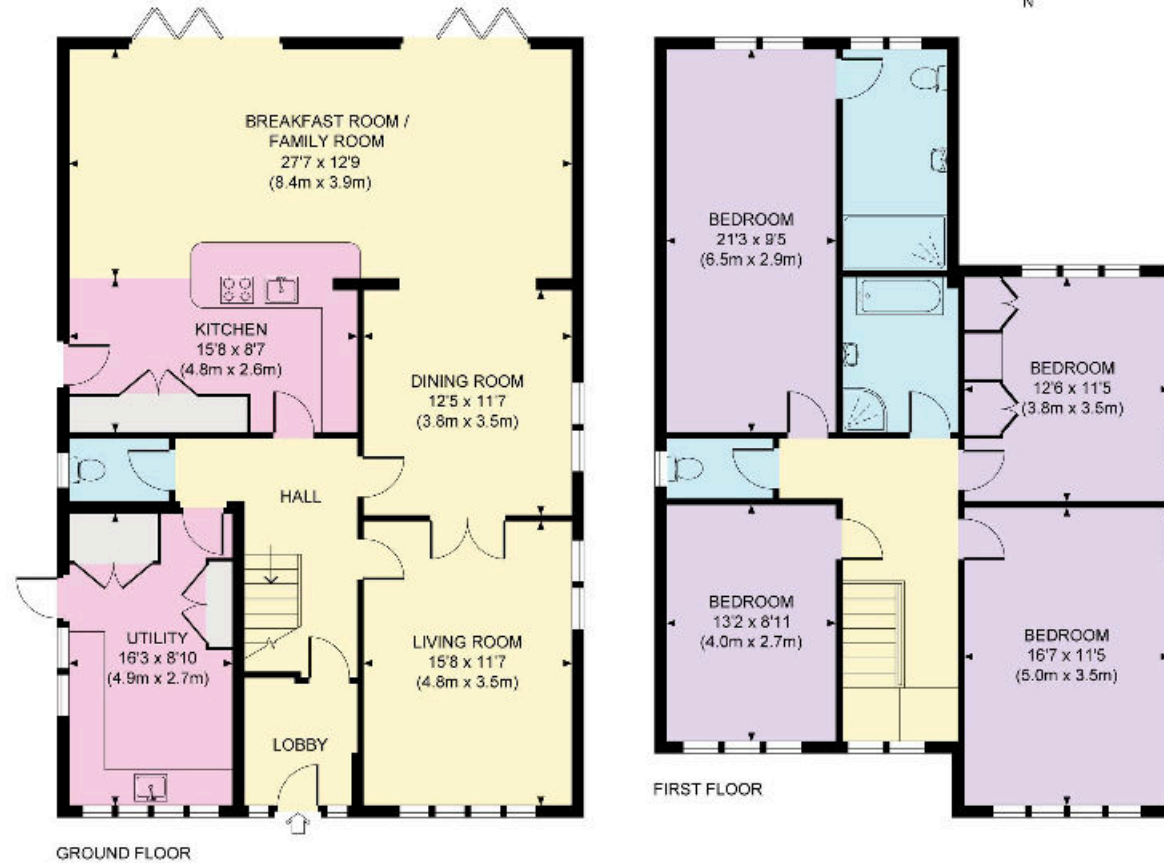








Approximate Gross Internal Area  
2116 sq ft / 196.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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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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