



Gordon Road, Claygate



# A stunning Victorian home built circa 1890.

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Presented in immaculate condition throughout and perfectly located for Claygate village and station.

The property was fully remodelled, insulated and extended in 2012 with design input from renowned architect Jonathan Tuckey. The works included a new clay tile roof, mahogany sash windows, new wiring, plumbing and heating.

The rear garden has a westerly aspect and benefits from a terrace running the full width of the property, a water feature, shed, log store and hidden area for a trampoline.

Claygate high street 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 a Waitrose. 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, Claygate Infants, 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 and the M25.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** Elmbridge Borough Council









## Location Description

Claygate high street and station 0.25 miles

Esher town centre 1.5 miles

Esher train station 2 miles

A3 2.25 miles

Kingston 5 miles

M25 (J10) 6 miles

## Specification

- Bespoke kitchen
- Underfloor heating throughout the ground floor
- Miele fridge and freezer
- Siemens dishwasher and hob
- Quooker tap
- Aga
- Water softener
- Garden irrigation system
- Air conditioning to the second floor bedroom
- Electric vehicle charging point







# Gordon Road, KT10

Approximate Gross Internal Area = 311.9 sq m / 3357 sq ft  
(Including Garage)



**Knight Frank**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
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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Particulars dated November 2023. Photographs and videos dated November 2023.

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