



Foley Road, Claygate, **KT10**



Property For Sale in Claygate

An immaculately presented five bedroom detached family home finished to a high specification throughout and located in one of Claygate's premier residential roads. The property is perfectly located moments from both Claygate primary school and Rowan Prep school and ideally placed within 1/2 mile of the village and station.

The house has been extensively refurbished and the specification includes:

- Tom Howley kitchen with boiling tap
- Underfloor heating to the ground floor
- Sonos integrated into the ceiling in the lounge, kitchen and upstairs master bedroom/bathroom
- Wine room • Integrated TV system, multiroom functions
- CAT 5 throughout the house
- NEST controlled heating

Claygate High Street offers an excellent mix of village shops including a florist, baker, butcher, and fishmonger. The high street also has a train station, which provides direct trains to London Waterloo.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: G





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, 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, Heathrow, and Gatwick Airports.

Claygate village and station 0.5 miles

Esher town centre 1.75 miles

Esher train station 2.25 miles

A3 2.25 miles

Kingston 5.5 miles

M25 (J10) 7 miles

All distances are approximate.

All state school references are subject to catchment areas.









Knight Frank

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Esher

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We would be delighted to tell you more

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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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