



Oaken Lane, Claygate, Esher, Surrey, KT10

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# A Stunning Victorian Family Home

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An immaculately presented five bedroom Victorian family home finished to a high specification throughout, within half a mile of Claygate Village and station.

The property offers generous room proportions, with an open plan kitchen/dining/family room and stunning double aspect grand drawing room. Boasting double-height ceilings on both the ground and first floors, this home offers an expansive sense of space, enhanced by abundant natural light streaming through period sash and bay windows.

The first floor has three bedrooms, including a spacious air conditioned principal suite with dressing area and en-suite. A family bathroom completes the first floor. The newly decorated second floor is a testament to thoughtful design, featuring two generously sized bedrooms equipped with air conditioning for year-round comfort. A modern bathroom complements this level, offering sleek fixtures and finishes. Ample storage space is cleverly integrated into the eaves.

The house benefits from a well-maintained garden and includes a 2nd driveway and double garage at the rear accessible via a shared private lane, providing secure parking and additional storage options.

Situated in the heart of Claygate, one of Surrey's most sought-after villages, the property is within easy reach of Claygate Station, local shops, cafés, and excellent schools. The area is known for its strong community spirit, quaint shops, cafes, and excellent schools as well as abundant green spaces.

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, Claygate Primary 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.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax Band: G



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EPC

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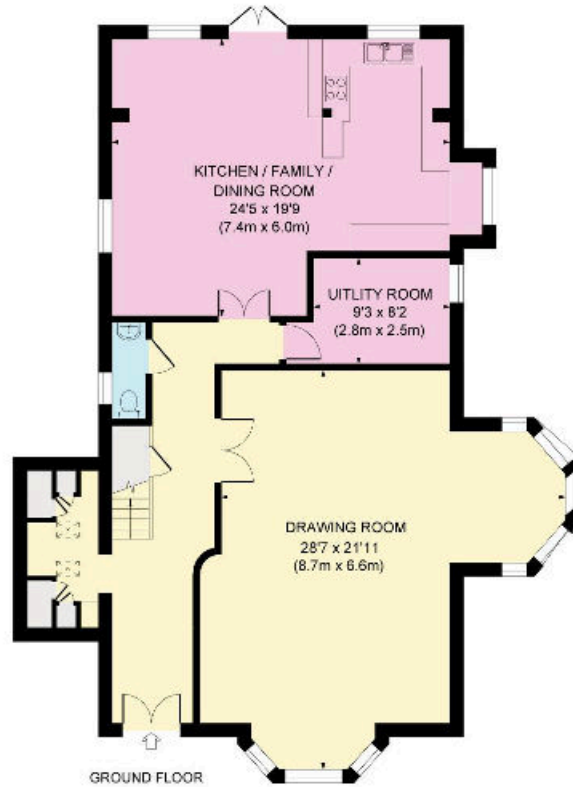
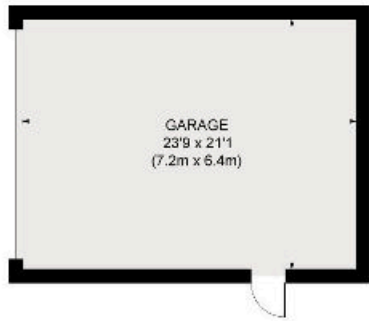








**Approximate Gross Internal Area**  
Main House 3312 sq. ft / 307.69 sq. m  
Garage 424 sq. ft / 39.36 sq. m  
**Total 3736 sq. ft / 347.05 sq. m**



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 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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