



# LITTLECROFT

Ruxley Crescent, Claygate, Esher, Surrey, KT10



# AN IMMACULATELY PRESENTED MODERN FAMILY HOME

An immaculately presented modern family home located in The Ruxley Heights private estate within the popular village of Claygate.

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Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



- Well-presented throughout
- Private estate setting
- Open-plan living
- 4,300 sq ft
- 0.39 acre plot
- Village location
- Close to Arbrook common, ideal for dog walks, running and cycling











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, Millbourne 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.





Approximate Gross Internal Area = 4290sq.ft / 398.59sq.m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

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