



Ruxley Crescent,
Esher
KT10







An immaculately presented five bedroom detached family home set in the Ruxley Heights private estate.

Features of the property include a stunning and contemporary open plan kitchen/breakfast/family room with a large central island by County Kitchens of Esher. Generous reception rooms space with living room, family room, study, games room and gym. A separate annex with kitchen, living room, bedroom and bathroom. Stylish ensuite bathrooms compliment each room.

The property has a wide frontage, carriage driveway and extensive parking and an electric car point. There is a large garden with heated swimming pool, touch-tennis court and the property is ideally located for Claygate common and surrounding farmland.







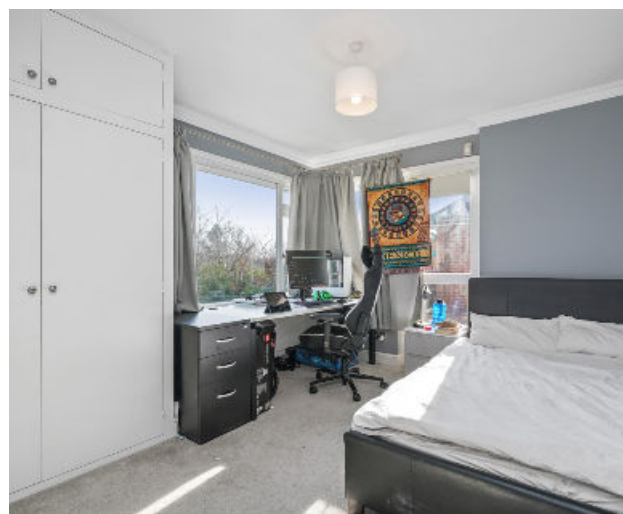


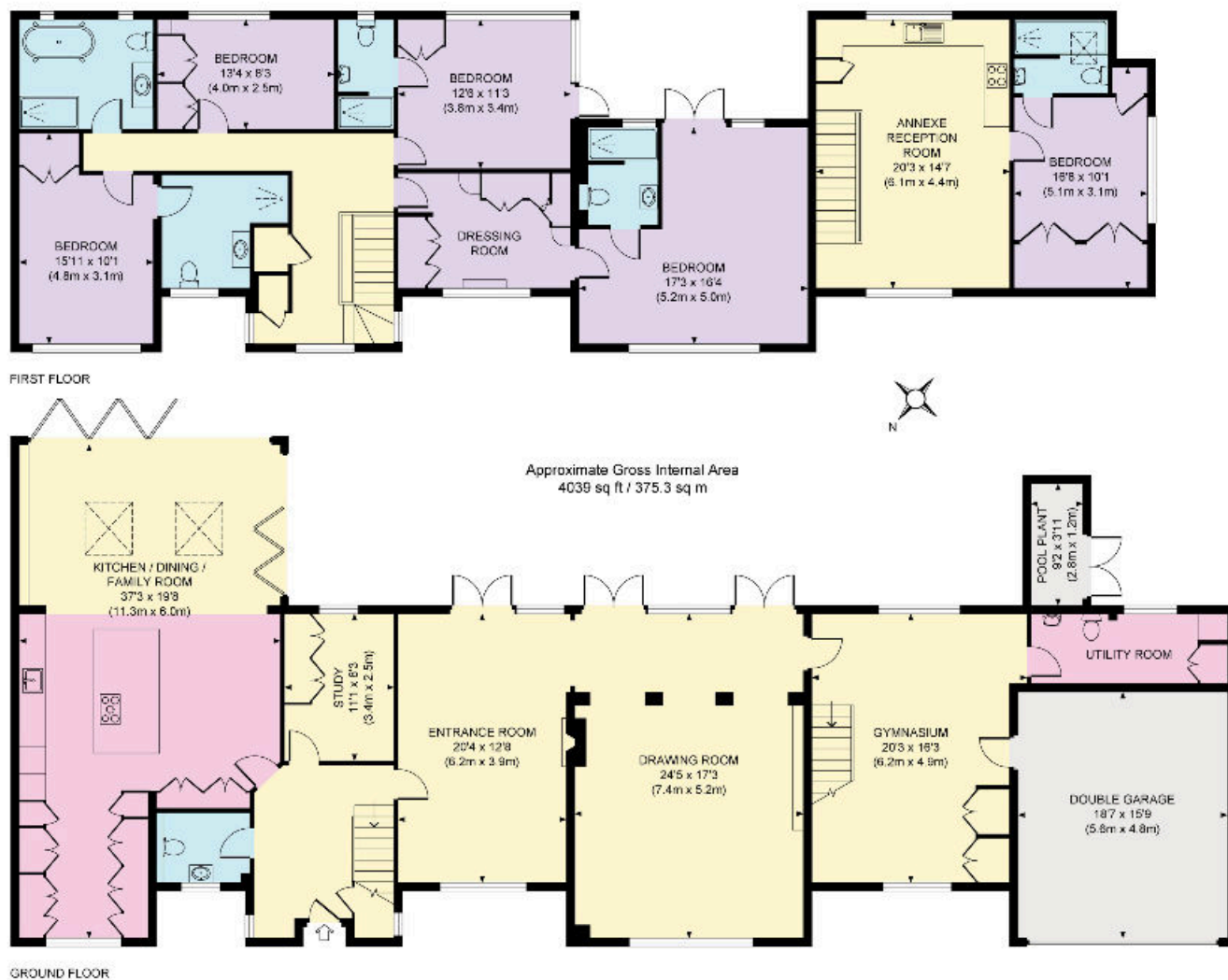
The property is located just a short distance from Claygate high street which offers an excellent mix of village shops including a florist, baker, butcher and fishmonger. The high street also has the train station, which provides direct trains to London Waterloo.

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, 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 and South along with Heathrow and Gatwick Airports.





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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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Particulars dated February 2021. Photographs and videos dated February 2021.

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