



TOWER GARDENS, CLAYGATE, KT10

Offers in excess of £1,500,000

Carter Jonas

TOWER GARDENS, CLAYGATE, KT10

Located on this lovely cul-de-sac within the grounds of Ruxley Tower, this property offers peace and tranquillity with convenient access to the beautiful and sought after village of Claygate.

This well-proportioned family home is set over 3000 sqft, has been lovingly maintained and improved in recent years and offers an abundance of space which is ideal for entertaining and a growing family.

The ground floor comprises a substantial double reception room, a large kitchen/living room/family room, a separate dining room, a study, a utility room and a WC.

There is a large wrap around south facing garden with different patio areas and a central lawn that is well screened by trees and mature borders.

The first floor comprises four large bedrooms with two ensuites and a family bathroom. The principal bedroom is on the top floor with plenty of eaves storage and there is a large ensuite shower room. There is the added benefit of a double garage and off-street parking.

The village of Claygate offers great transport links with fast access to Central London, access to many countryside walks and a beautiful village high street. There are many local public houses and restaurants making it popular with commuters, young professionals and families.

The river Thames, Royal Parks, Hampton Court Palace, Esher and Sandown Park, and Kingston with its popular shopping centre, numerous sports and leisure facilities and clubs are all easily accessible.

AMENITIES

- Five bedrooms
- Secluded cul-de sac
- South facing garden
- Chain free
- Double garage and off-street parking
- Spacious entertaining area

TENURE Freehold

LOCAL AUTHORITY Elmbridge Borough Council

EPC BAND C

SET ON A WONDERFUL PLOT WITHIN THE HIGHLY SOUGHT-AFTER PRIVATE CUL-DE-SAC IN THE GROUNDS OF RUXLEY TOWER IS THIS IMMACULATELY PRESENTED DETACHED, FIVE BEDROOM FAMILY HOME AT OVER 3000 SQ FT, WITH A SOUTH FACING GARDEN, DOUBLE GARAGE AND OFF-STREET PARKING.





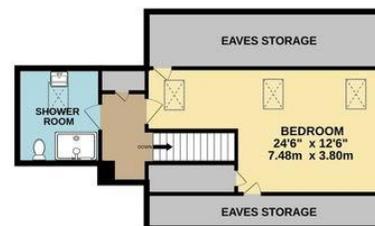
GROUND FLOOR
1512 sq.ft. (140.4 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



2ND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 3085 sq.ft. (286.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.