



Family home with stylish interior and far reaching views

Ruxley Mount, Mountview Road, Claygate, Esher, Surrey, KT10 0UD

Freehold

savills



Open plan kitchen/dining/family room • Reception room • Cinema room • Study • 5 bedrooms • 2 bathrooms • Utility room with shower/wc • Gardens and off-street parking

#### Local information

Ruxley Mount is located within the prestigious private Ruxley Heights estate in Claygate, an attractive and sought after Surrey village with a thriving community. The property lies 1.3 miles from Claygate Parade, with its local independent shops, amenities and mainline train station (regular and direct service to London Waterloo from 29 minutes). The A3 is around 2 miles away providing access to central London and the motorway network. The Elmbridge area offers an excellent choice of both state and independent schools.

#### About this property

This detached family home is beautifully presented throughout and offers well-proportioned and spacious accommodation. An attractive portico leads you into the welcoming and generous entrance hall. To the right is the impressive reception room boasting a traditional log fire and bespoke built in shelving and cabinetry. Sliding glass panelled doors provide access from here to the open plan kitchen/breakfast/family room situated at the rear of the property and which can also be accessed from the hall. This is a fantastic space which has been designed for modern day living. The kitchen is fitted with a range of wall and base mounted cabinetry, integrated appliances and a breakfast island for informal dining. A set of French doors provide direct garden access. The dining and sitting areas enjoy an abundance of natural light

through two roof lanterns and a feature circular window. Bi-fold doors open to a paved patio area to create a wonderful indoor/outdoor living space. Further ground floor accommodation includes a cinema room with built in sound system, study with built in shelving and utility room benefiting from a shower and a separate guest cloakroom.

On the first floor the triple aspect principal bedroom suite includes an en suite bathroom with roll top bath and separate shower. This bedroom also benefits from a walk in wardrobe. Bedrooms 2 and 3 are both generous in size and include built in wardrobes. Two further bedrooms and a well appointed family bathroom with modern freestanding bath and separate shower completes the accommodation.

Externally the property has an expansive garden to the front which is mainly laid to lawn and bordered by trees and shrubs. There is also a decked seating area. Directly in front of the property is a driveway providing ample off-street parking. At the rear is a smaller garden area with charming water feature and a paved patio ideal for al fresco dining. The property sits in an elevated position and both gardens enjoy far reaching views.

#### Tenure

Freehold

EPC rating = D

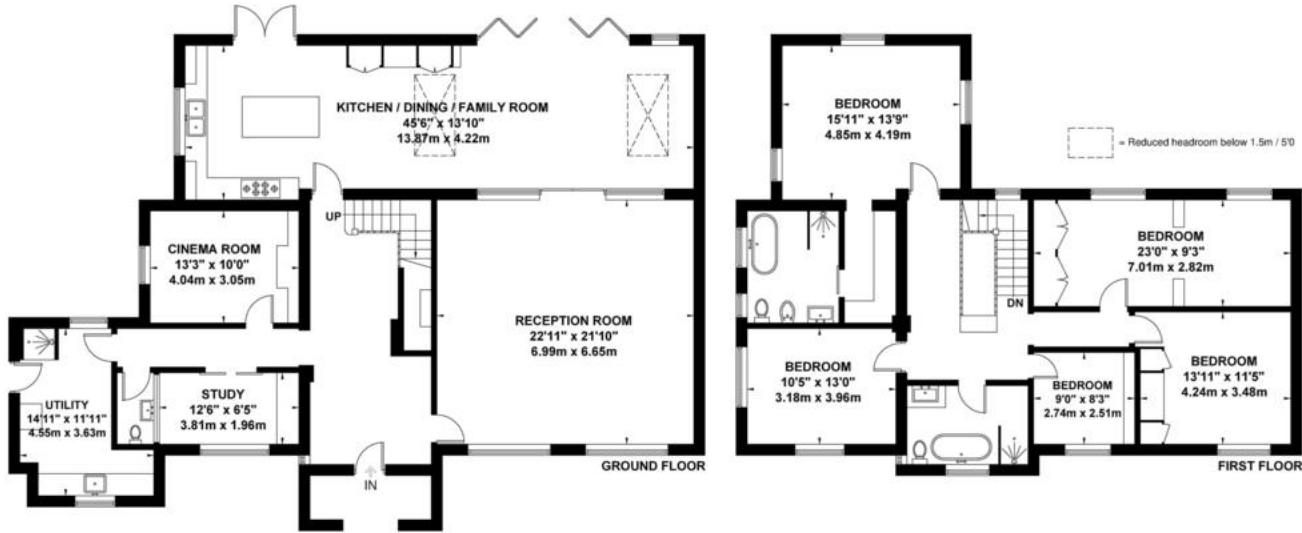






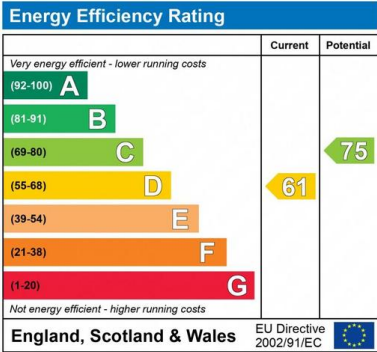
Mountview Road, Claygate

Approximate Gross Internal Area = 299.2 sq m / 3220 sq ft



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