



An attractive and spacious family home

The Maple, 60 Red Lane, Claygate, Surrey KT10 OES

Freehold





2 reception rooms • Conservatory/dining room • Kitchen/breakfast room • Utility room • 5 bedrooms • 4 bathrooms (3 en suite) • Gardens with gym/summer house • Garage and off-street parking

Local information

Claygate is an attractive and sought-after village surrounded by woodlands and open countryside yet only 16 miles south west of central London.

Red Lane is superbly located just 1 mile from Claygate Parade with its local independent shops including a bakery, butchers, fishmongers, a delicatessen and greengrocers as well as the station providing regular and direct trains into London Waterloo from around 34 minutes.

The A3 is approximately 2.5 miles away providing good access to London, the motorway network and Gatwick and Heathrow airports.

Claygate boasts a fantastic selection of restaurants and country pubs with further restaurants and extensive shopping facilities found in nearby Kingston upon Thames.

The area is very popular with families as there is an excellent selection of schools available at all ages both in the state and private sector.

About this property

This modern attractive home provides spacious accommodation over three floors with fantastic open plan and versatile living space.

You are welcomed into a large

entrance hall with tiled floor and exceptionally high ceilings; a feature which continues throughout the house. There is also a useful under stairs storage cupboard and a cloakroom.

The reception room with double doors, enjoys front aspect views and features a fireplace which provides a lovely focal point.

There is a family room with wooden flooring providing a great space for TV and relaxing.

The expansive kitchen/breakfast room includes a range of units, integrated appliances and a peninsular island/breakfast bar with space for seating. This is a wonderfully bright room and large bi-folding doors open to create the popular indoor/outdoor setting. There is ample space for an additional seating area/dining table.

Further double doors open through to the conservatory/dining room, this room enjoys garden views and direct garden access.

Completing the accommodation on the ground floor is a utility room which also provides access to the garage.

The first floor includes an impressive principal bedroom suite benefitting from an abundance of built-in wardrobes, storage and a modern en suite bathroom.



There are three further bedrooms, one of which enjoys an en suite bathroom and all benefit from built-in storage and finally the family bathroom.

The second floor boasts a generous double bedroom, eaves storage and an en suite bathroom and a useful storeroom.

The rear garden enjoys a lawned area bordered by mature trees, shrubs and established flower beds which provide a great level of privacy and seclusion. The terraced area behind the house is a perfect spot for garden furniture and outdoor entertaining.

A pretty summer house sits in the corner and is approached via a gravel path, this is currently being put to use as a gym but would make a lovely space to sit with a book and enjoy the garden in all weather.

To the front, the property has an established flower bed stocked with shrubbery and off-street parking in front of the garage.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

Viewing

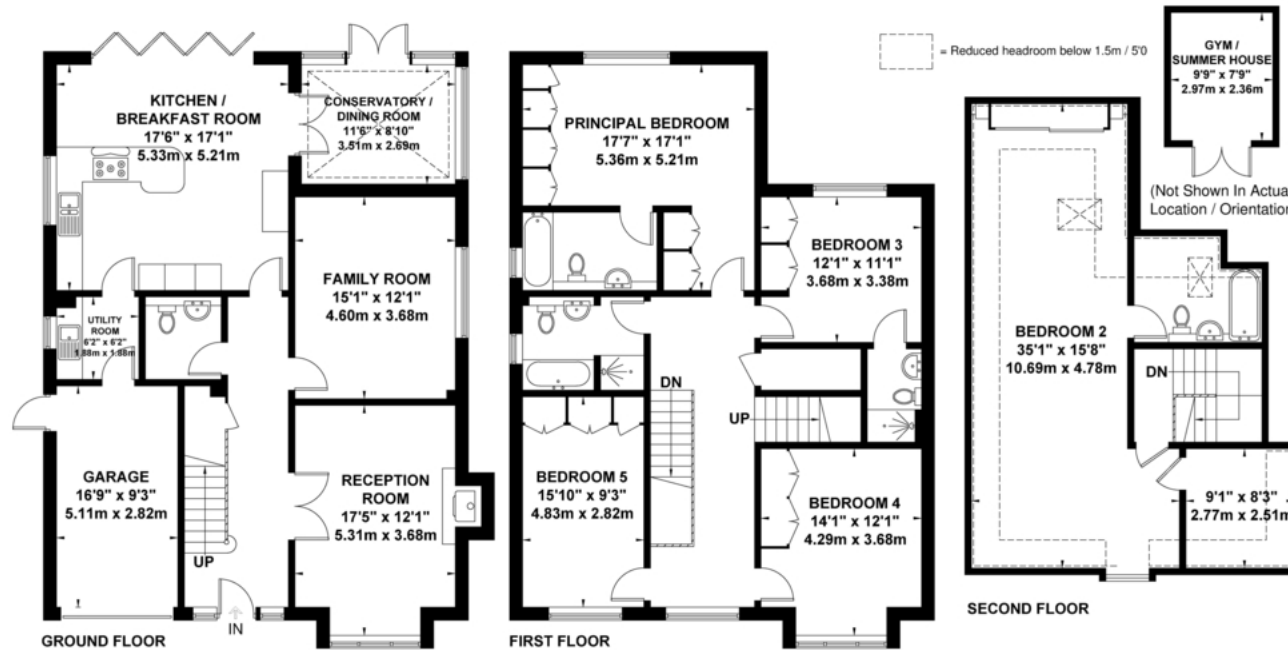
All viewings will be accompanied and are strictly by prior arrangement through Savills





Red Lane, Claygate

Approximate Gross Internal Area = 285.2 sq m / 3070 sq ft (Including Garage)
Gym / Summer House = 6.9 sq m / 74 sq ft
Total = 292.1 sq m / 3144 sq ft



Exposure House © 2022

www.exposure.house

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	85
(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	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22026080 Job ID: 160116 User initials: ST