

Contemporary home with stylish interior

Fifth Acre, 34 Beaconsfield Road, Claygate, Esher, Surrey KT10 OPW



3 reception rooms • Open plan kitchen/ living area • 5 bedrooms • 5 bathrooms • Utility and guest cloakroom • Garden • Studio/ Workshop • Off-street parking

Local information

Fifth Acre is located on Beaconsfield Road which is a popular road within half a mile of Claygate station and local shops. Claygate station provides a regular commuter service to London Waterloo (journey time from 29 minutes). Claygate has a thriving village community and a wide range of local amenities. Also within easy reach are Esher High Street. Sandown Park Racecourse. Hampton Court Palace and the major shopping centre of Kingston upon Thames. The A3 is nearby, providing access to central London, the M25 and the wide motorway network. London Heathrow and Gatwick Airports are conveniently located 13 miles and 25 miles away respectively. The Elmbridge area offers an excellent choice of state and private schools.

About this property

This wonderful home provides modern, contemporary accommodation over three floors, making this property ideal for family life and entertaining. With unique features and an efficient use of space throughout this property benefits from over 3,700 sq. ft. of bright and spacious living space. You are welcomed in to the impressive reception hall, which boasts wonderfully high ceilings and benefits from plenty of natural light from the skylights overhead. This area opens beautifully to the dining space which features a large door that

opens directly to a decked area outside which runs the full width of the house and offers garden views. The formal reception room, with 2 large windows, can be accessed from the hallway and also benefits from bi-folding doors providing direct access to the terrace. The ultra-modern kitchen/ breakfast / family room boasts a range of sleek units, integrated appliances and a central island with breakfast bar and ample seating. The family area offers plenty of space for relaxation and has sliding doors again providing terrace access. Adjacent to the kitchen is a generous utility room which provides plenty of useful storage and also has external access. Completing the accommodation on this floor is the guest cloakroom.

The first floor comprises the large principal bedroom which boasts its own balcony, a great spot to enjoy views of the garden, dressing room and a sumptuous en suite with twin sinks, a bath and separate shower. There are two further bedrooms on this floor both of which offer modern en suites.

On the second floor there are two further bedrooms both with en suite shower rooms and an abundance of eaves storage.









Externally the 2 lawn garden areas are well-screened by hedging and are bordered by an abundance of attractive plants and shrubs, in addition to the expansive decked terrace. A further secluded area is home to raised vegetable beds and the workshop/studio, which would also make a fantastic office or gym.

To the front the property provides off-street parking and a raised feature flower bed.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

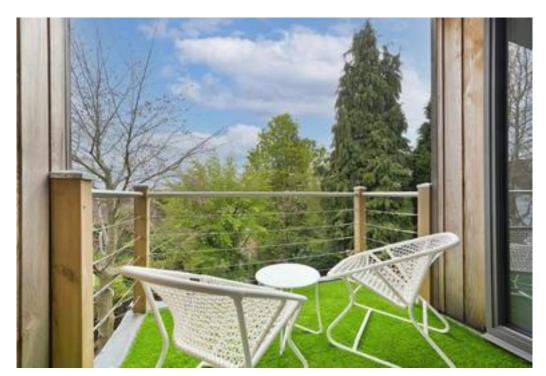
Viewing

Strictly by appointment with Savills

























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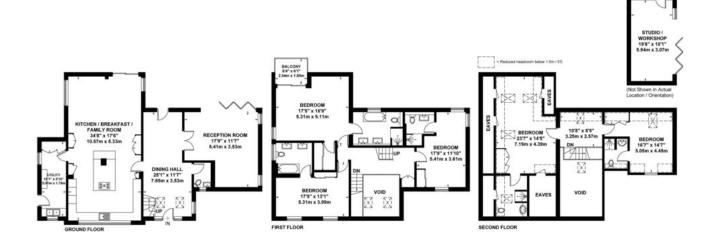
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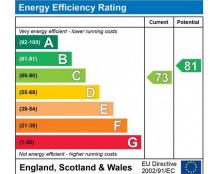
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Beaconsfield Road, Claygate

Approximate Gross Internal Area = 332.5 sq m / 3579 sq ft
Studio / Workshop = 18.1 sq m / 195 sq ft
Total = 350.6 sq m / 3774 sq ft
(Including Eaves)







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