



## Contemporary home with stylish interior

**Fifth Acre, 34 Beaconsfield Road, Claygate, Esher, Surrey KT10 0PW**

Freehold



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















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)



Exposure House © 2021  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	81
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. 12025050 Job ID: 150587 User initials: TDS