



Wonderful family home with secluded garden

**3 Applegarth, Claygate KT10 0ED**

Freehold



2 reception rooms • Kitchen/breakfast room • Study • 4/5 bedrooms (bedroom 5/study) • Two bathrooms (one en suite) • Utility room • Garden • Garage and off street parking

#### Local information

Claygate is situated in a glorious part of West Surrey, close to open countryside, woods and commons and yet within easy driving distance of London.

Claygate station is about 0.9 miles away and provides regular and direct services into London Waterloo in 27 minutes.

There are also good bus connections to Kingston and Surbiton.

Claygate Parade is also about 0.9 miles away and offers a fine array of mainly independent. Claygate also boasts a fantastic selection of restaurants and country pubs.

Claygate is ideally situated within a few miles of the M25 and the A3 and London Heathrow and Gatwick Airports are located 12 and 27 miles away respectively.

The Elmbridge area is popular with families as it offers an excellent choice of state and independent schools.

#### About this property

This lovely, well-presented detached home is located at the end of a cul de sac and provides spacious accommodation.

You are welcomed in to the entrance hall where you will find a cloakroom and useful cloaks cupboard.

The reception room is located at the rear of the house and enjoys an attractive parquet wooden

floor and bi-folding doors providing direct garden access and views.

Located in the heart of the home is the kitchen/ breakfast room. The kitchen is well equipped with a range of units and integrated appliances. A door leads through to the family room. This room enjoys dual aspect with two sets of doors opening on to the terrace.

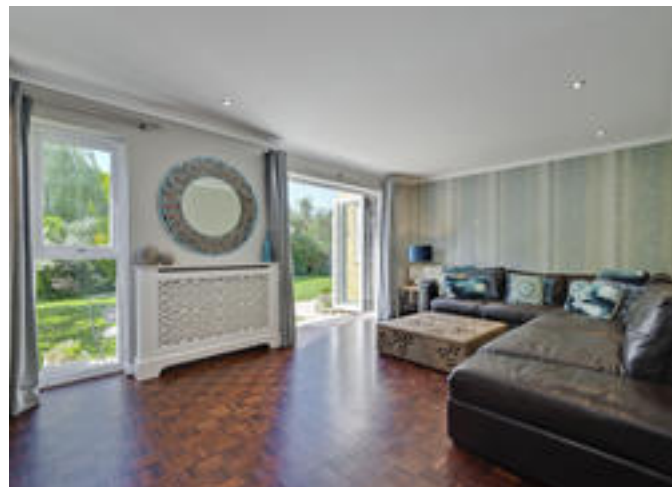
Completing the ground floor is a utility room.

The first floor comprises principal bedroom with built in storage and en suite shower room. There are 4 further bedrooms and a modern family bathroom.

Bedroom 5 is currently being used as a study and there is a range of fitted shelving and cupboards.

Externally the rear garden is mainly laid to lawn which is bordered by an array of mature trees and shrubs, providing a great level of seclusion. A terrace provides a wonderful spot for al fresco dining.

To the front there is a small lawned area and feature flower bed with an integrated garage and off-street parking.





**Tenure**  
Freehold

**Local Authority**  
Elmbridge Borough Council

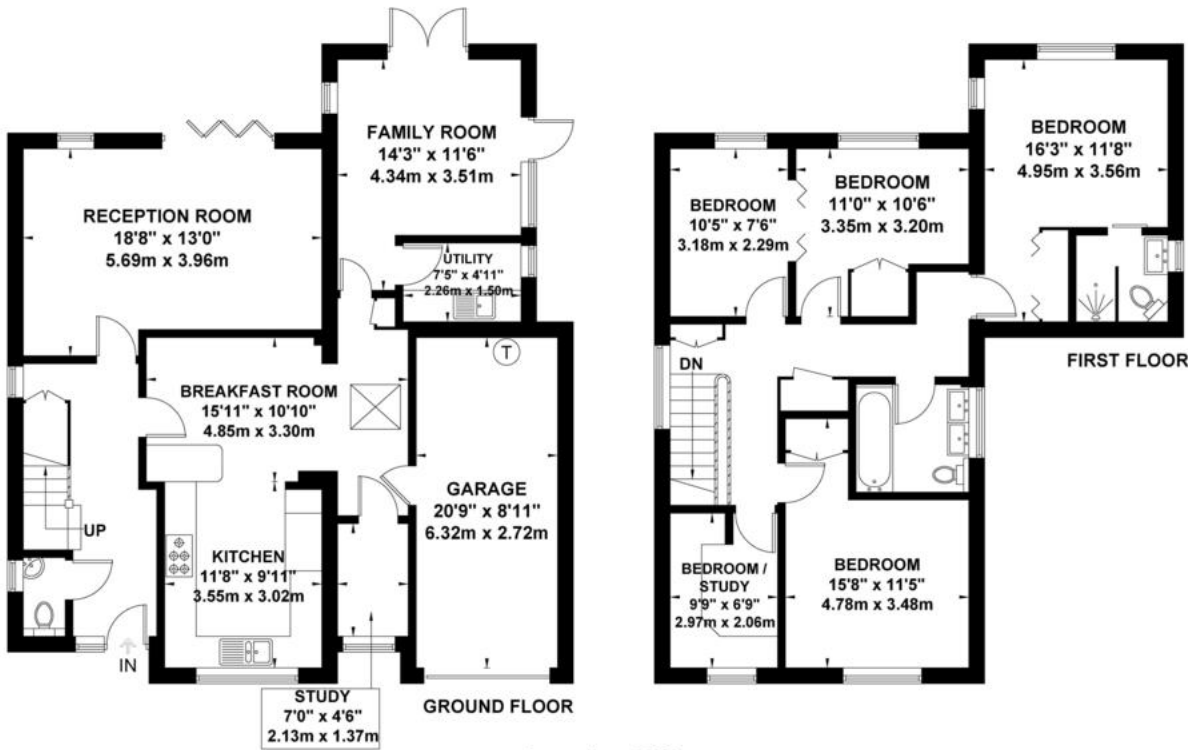
EPC rating = C

**Viewing**  
Strictly by appointment with  
Savills



### Applegarth, Claygate

Approximate Gross Internal Area = 158.1 sq m / 1701 sq ft  
Garage = 17 sq m / 182 sq ft  
Total = 175.1 sq m / 1883 sq ft



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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		
	69	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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