



Thorne Close, Claygate  
Esher, Surrey, KT10



*Beyond your expectations*



# A 4 bedroom townhouse set in a gated development

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Hall | Kitchen / Dining Room | L-Shape Sitting Room | Master Bedroom with En Suite Shower | Guest Bedroom with En Suite Shower | 2 Further Bedrooms | Family Bathroom | Parking | Garage | Rear Garden | Gated Development

**Guide Price £750,000 Freehold**

### Description

A beautifully presented four bedroom 'mews' style townhouse with flexible accommodation arranged over 3 floors. The main living accommodation is on the first floor with a well laid out kitchen / dining room with striking charcoal units. To the rear is the generous L-shaped living room with two 'zones' and dual windows with an outlook to the garden. The master bedroom with en-suite, 2 further bedrooms and the family bathroom are located on the second floor. A 4th bedroom with en-suite is on the ground floor providing flexible space for guests or older children, this room could be used as further reception space and benefits from a door opening onto the garden. Set at the end of a private development, in an exclusive gated area behind the iconic Ruxley Tower, Thorne Close offers a secure and private feel.

### Outside

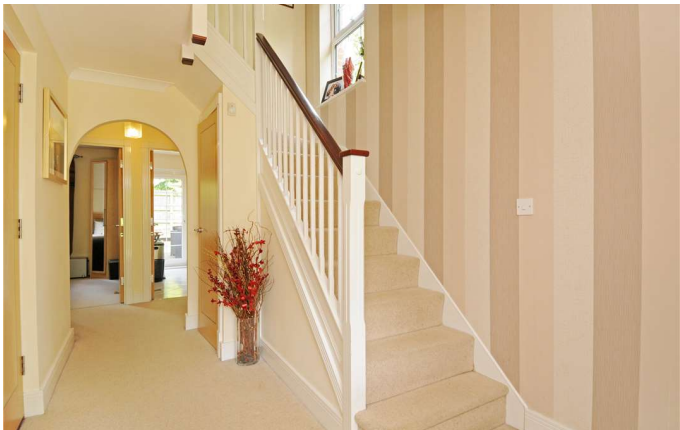
The property has garden areas to the front, rear and side, and benefits from being at the end of the terrace. There is a smart patio immediately outside the rear of the house, to the rear of the garden is a further patio currently housing a trampoline. Please note a small side strip and an extra rear section of the garden is not included in the official title boundaries, but has been used by the current owners for over 10 years.

### Additional Information

Thorne Close is located off Ruxley Ridge and is close to Claygate Common. The quaint village of centre is

approximately 1 mile away and benefits from a thriving shopping parade offering a wide range of traditional shops including butchers, bakers, newsagent, home furnishing stores and a chemist, the station is also here and offers a regular service to Waterloo. The local area offers a wide range of sports and recreational facilities; golf courses, health and fitness clubs, tennis clubs and horse lovers are well catered for with many stables near by. For the outdoor enthusiasts, there is extensive woodland nearby, with both public footpaths and bridleways. Local independent and state schools include: Claygate Primary, Rowan and Shrewsbury Lodge.

Local Authority: Elmbridge Borough Council



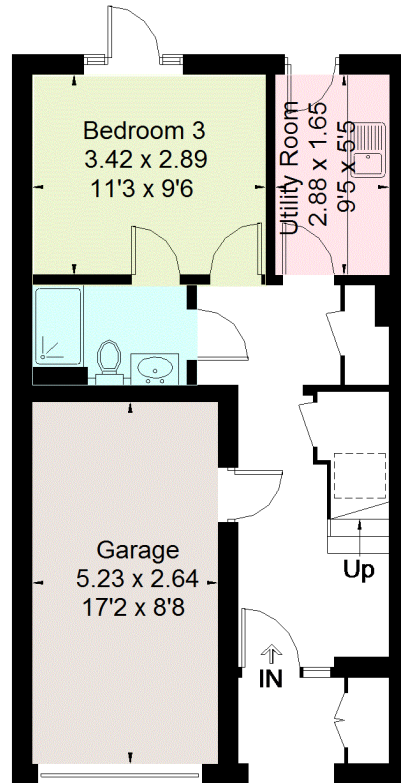
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Thorne Close, Claygate, Esher

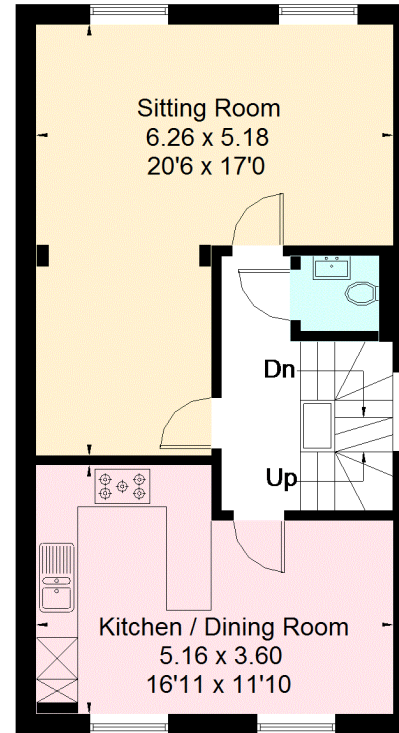
Approximate Gross Internal Area = 152.7 sq m / 1644 sq ft  
(Including Garage)



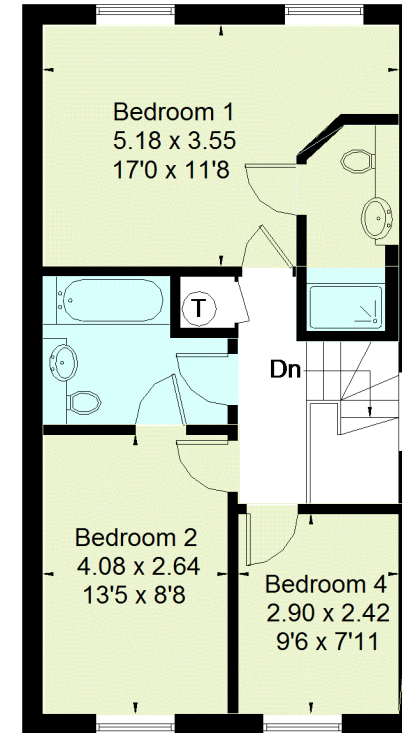
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 169530

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



