

Braddick House

Claygate, Surrey



HAMPTONS
INTERNATIONAL

Braddick House, Ruxley Crescent, Claygate, Surrey KT10 0TZ

A luxurious family home offering deceptively spacious and adaptable accommodation located in a much sought after position in this popular Surrey village.

Mileages *(Distances are approximate)*

Claygate Station and Shopping Parade – 1.5 miles; Esher High Street, Waitrose and Sandown Racecourse – 3 miles; Esher Station – 3 miles; Hampton Court Palace – 4.6 miles; Kingston Town Centre and Bentall Shopping Centre – 5 miles; The A3 (for London and The West) – 3.3 miles; Junction 10 of the M25 – 7.5 miles; Terminal 5 Heathrow Airport – 15.5 miles; Central London – 16.5 miles.

Accommodation

Reception hall, drawing room, dining room, cinema/TV room, study, open plan and split level kitchen/breakfast/family and dining area, guest cloakroom, utility room, principal suite with en-suite bathroom, walk-in wardrobe and balcony, in all there are 5 bedrooms and 5 bathrooms.

Outside

Discreet, access via electronic wrought iron security gates to brick paved driveway that leads to the attached triple garage.



Description

Braddick House is very discreetly tucked away at the end of a private driveway and is set behind electronic security gates and benefits from generous garaging space.

As you walk into the impressive reception hall the elegant staircase rises up in front of you to the galleried landing. The formal reception rooms sit to your left with the cinema and study to your right but the most notable area, where you are likely to spend a great deal of time is right ahead of you. This large split level open plan room has been defined into several areas – the stunning kitchen with breakfast area, the dining area and the family/sitting area with partly glazed roof and opens out on to the terrace to the rear, ideal for summer parties and al-fresco dining. Unsurprisingly this room acts as the ‘hub’ for family life.

On the first floor all 5 bedrooms are generously proportioned with even the smallest being 13’3 x 10’8. The principal suite is a particularly lovely room with views over the rear gardens and door out on to a balcony/roof terrace.

To the rear the gardens are well screened from neighbouring properties by an impressive array of mature plants, shrubs and trees and a secondary terrace/patio has been installed towards the rear of the garden to take full advantage of the setting sun in the summers.

Situation

Ruxley Crescent, situated close to Claygate Common, is approximately 1.5 miles away from the quaint village centre of Claygate, which continues to retain a real sense of community. The station, is situated at the end of The Parade and offers a regular service to London Waterloo. The local area offers a wide range of sporting and recreational facilities such as golf courses, health and tennis clubs, rugby and cricket clubs and even a lawn bowls club. Those with an equine interest are well catered for



as Sandown race course is nearby. Esher has a very popular 'Everyman' cinema and you can even try your hand at dry slope skiing or outdoor go-karting. For the outdoor enthusiasts, there is extensive woodland nearby, with both public footpaths and bridleways.

Both Claygate and Esher have an excellent selection of restaurants, pubs and coffee shops.

The area is well renowned for its highly regarded range of independent and state schools: Claygate Primary, Rowan and Shrewsbury Lodge are all close by.

Local Authority

Elmbridge Borough Council – Tel: 01372 474474

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

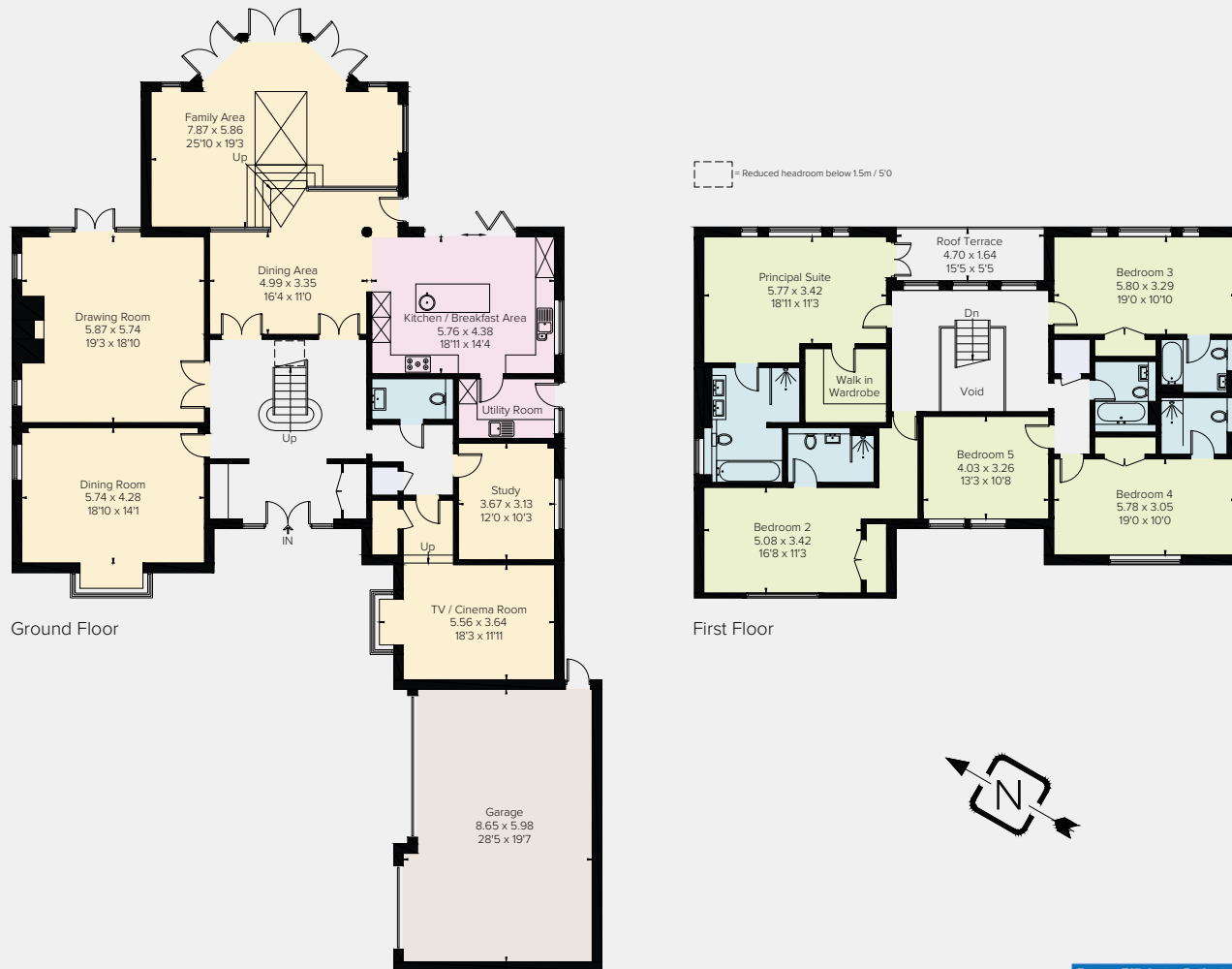
Council Tax

Band H – £3,128.34 (2018/19)





Approximate gross internal area. Main house = 4,205 sq ft / 390.7 sq m (excluding Void),
Garage = 535 sq ft / 49.7 sq m, Total = 4,740 sq ft / 440.4 sq m



The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department
0207 493 8222
prime&countryhouse@hamptons-int.com

Esher Sales
51 High Street
Esher
Surrey KT10 9RQ
01372 468411
esher@hamptons-int.com

hamptons.co.uk



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: UK House, 180 Oxford Street, London W1D 1NN

