



16 Rosehill
Claygate | KT10 0HL



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Village Centre Parade and Station – 0.75 of a Mile
London Waterloo – Approx 35 Minutes
Central London by Road – 16 Miles
(Distances are approximate)

An impressive, detached family home with four double bedrooms, set in a South facing plot.

Spacious Entrance Hall | Cloakroom | Living Room with feature recessed Fireplace | Magnificent Open Plan Kitchen/Dining Room/Sitting Room | Utility Room | Main Bedroom with built in wardrobes | Guest Suite with en-Suite Shower Room Further Two Double Bedrooms | Family Bathroom | Ample Off-Road Parking | Beautiful south facing Landscaped Rear Garden | Outdoor Entertaining terrace area

Guide Price: £1,300,000

Freehold

Council Tax Band: G EPC Band: C



INFORMATION

Step inside this hidden gem and prepare to be wowed! While the exterior may be unassuming, the interior is a stunning revelation—a beautifully designed and meticulously crafted home filled with light, space, and luxury.

Tucked away in a peaceful cul-de-sac, this fabulous, detached property offers four double bedrooms and an incredible blend of comfort and style. The heart of the home is the **magnificent** custom-built kitchen, dining, and sitting room, where a striking central lantern window floods the space with natural light, creating an inviting atmosphere perfect for entertaining or simply relaxing in style. The impressive living room, complete with a feature fireplace, adds character and warmth, while the guest bedroom with an en-suite shower room offers superb flexibility.

Upstairs, the double-aspect main bedroom is a true retreat with built-in wardrobes, complemented by two further spacious double bedrooms and a **lavish** family bathroom featuring a **spa-like** walk-in shower.

Step outside, and you'll discover a **south-facing landscaped haven**—a beautifully designed garden with a purpose-built outdoor entertaining area, dual-level terrace, and patio, offering the perfect backdrop for summer gatherings or peaceful moments of tranquillity.

With **extensive driveway parking**, this home combines practicality with luxury in a location that's just a short distance from the village centre shops and station. This is **so much more** than meets the eye—come and experience the magic of this exceptional home for yourself!



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GARDEN



16 Rosehill, Claygate, Surrey. KT10 0HL
 Approximate Gross Internal Floor Area: 182m sq (1,955sq ft)



This plan is for illustrative purposes only and is not drawn to scale unless stated. Whilst every care has been taken to ensure the accuracy of this plan, dimensions and compass bearings should be checked before making any decisions reliant upon them. Dimensions shown are to the nearest 3" and are to where indicated by arrow heads. Appliances and utilities eg. baths, cookers etc are visuals only, style and shape may differ.

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