



Narrow Waters

MMXIV



Narrow Waters, Oakshade Road, Oxshott Village

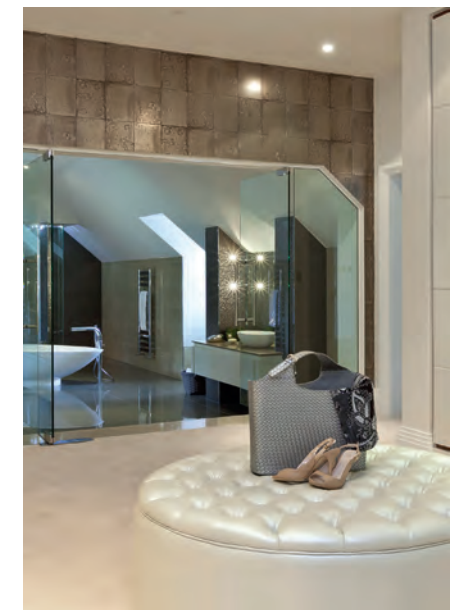
Tucked away in a popular residential setting siding on to the Village Cricket Ground, just three individually designed, luxuriously appointed detached homes. Set behind electronically controlled wrought iron gates within beautifully landscaped grounds just a short stroll to the Village centre, ideal for the many coveted schools in Oxshott and Cobham as well as the nearby main line railway station (London Waterloo in appx 30 minutes).

Plot's 1 & 2

Each with five bedrooms and five bath or shower rooms, impressive reception hall, living room, formal dining room, study, cloakroom, feature kitchen/family room, utility plus a media room, double garage and landscaped gardens (plot 1 also enjoys views across the adjacent Village Cricket ground).

Plot 3

The largest property within this exclusive development occupying a generous plot and tucked away at the rear via a private driveway. Providing almost 5000 ft/sq of living and sleeping accommodation, primarily across ground and first floors. This beautiful family home boasts an impressive kitchen from Pedini London with bi folding doors on two aspects. The first floor offers four double bedrooms including a very spacious master which enjoys open views across the Village Cricket ground. The second floor comprises of a large media room, bedroom 5 and a luxury bathroom suite.





The Specification

Exterior

- Professionally designed by award winning landscaper. Newly laid lawns complimented by extensive planting and mature screening.
- Tegular driveway with rolled gravel approaches
- Automated wrought iron gates

Interior Features

- Kitchen by Pedini London
- Bathrooms by Villeroy & Boche with Hans Grohe fittings
- Feature fireplace to formal living room
- Bespoke Lusso architraves, skirtings and plinth blocks
- Bespoke oversized Oak doors with chrome door furniture
- Large format porcelain tile floors to entrance hall, w/c, cloakroom kitchen and family room
- Bespoke handmade wardrobes to all bedrooms

General Specification & Design

- Entryphone to secure entrance gates
- Pre-wired for Control 4 Home entertainment system + Cat 6 wiring throughout

Temperature Control

- Gas fired under floor heating to ground and first floor areas

Security

- NACOSS approved intruder alarm system

Technical

- Category 6 data network to all rooms
- Distribution of satellite TV, terrestrial and radio
- Central audio distribution
- Ability to add local sources -ipods, DVD, CD players



* The photographs on this page are typical Lusso Homes interiors



Technology

Pre-wired for the state of the art Control 4 home automation system, we have made it simple for you to intelligently control virtually any device in your home – from TVs to music and security – no matter where you are, using one easy-to-use interface. This is intelligent home control.

Control 4

- Browsing and selection of Sky TV and recorded programming
- Selection of DAB Radio programs
- Ability to add local sources – iPods, DVD or CD players
- Browsing of music library and selection of playlist
- Control and adjustment of lighting arrangements
- Heating and cooling control
- Fire alarm interface
- Security system overview
- Door entry – full two way communication with front gate
- Global control from kitchen screen

Satellite/TV Distribution

- Supply of satellite, radio and terrestrial services to every point
- Capable of supporting any number of additional satellite receivers in future

Temperature Control

- Gas Fired Under floor heating to ground and first floor areas
- Security
- NACOSS approved intruder alarm system

Technical

- Pre-wired 'Control 4' System including;
- Category 6 data network to all principal rooms
- Distribution of satellite TV, terrestrial serves and radio
- Central audio distribution (server required)
- Ability to add local sources – I-pods, DVD, CD players





Ashes



Ashes - The Property

Ashes is an elegant double fronted family home with a detached double garage and direct views over Oxshott Village Cricket Green. The ground floor provides a perfect balance of formal and informal entertaining space, with a spacious drawing room, elegant dining room, voluminous kitchen/breakfast/family room, utility and a bright study.

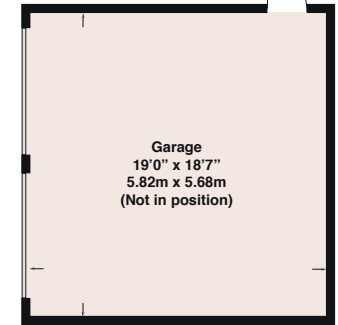
On the first floor, the master bedroom suite features a coffer lighting ceiling detail and a Juliet balcony which overlooks the garden, whilst there are three further double bedrooms each with a luxurious bath or shower room. A fantastic media room dominates the second floor, creating the perfect space for playing games, watching films of general relaxation, whilst a fifth bedroom and bathroom completes the accommodation.



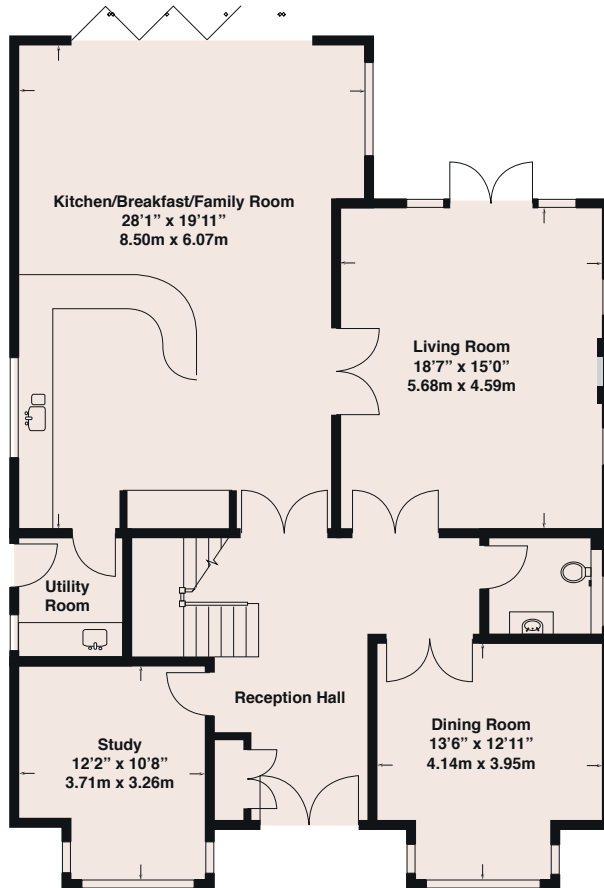
Ashes / The Floorplans

4142 sq.ft / 385sqm

Garage



Ground Floor



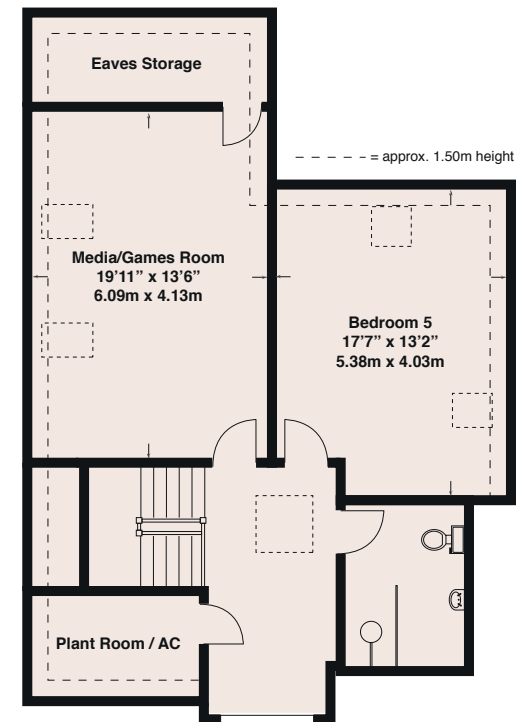
Living Room (5.6 x 4.6m / 18'7 x 15'3)
Kitchen/Family Room (8.2m x 6.3m / 27'3 x 20'9 Max)
Dining Room (4.3m x 4m into bay / 14'3 x 13')
Study (3.8m x 3.3m / 12'7 x 10'9)

First Floor



Master Bedroom (6.4m x 4.3m / 21'3 x 14'3)
Dressing Area (5.8m x 2.2m / 19'3 x 7'3)
Guest Bedroom (2) (5.8m 3.2m / 19'3 x 10'7 into bay)
Bedroom 3 (5.7m x 4m / 18'10 x 13'3)

Second Floor



Bedroom 5 (5.4m x 4m / 17'10 x 13'3)
Media Room (6m x 4m / 19'10 x 13'3)

Reserved



Wickets



Wickets - The Property

An imposing five double bedroom family home with an integral garage and beautiful south facing rear garden. The ground floor features a spacious drawing room and a stunning kitchen/breakfast/family room with either bi-fold or French doors opening onto the garden. There is also a formal dining room, which could otherwise be used as a snug or study if preferred. The master bedroom suite on the first floor spacious and features a coffer lighting ceiling detail, a Juliet balcony overlooking the garden, a generous number of bespoke wardrobes and large en-suite bathroom with oversized shower, twin Villeroy & Boch sinks and a free standing bath. Three further double bedrooms on this floor all enjoy their own en-suite shower or bathrooms. On the second floor a media room, bedroom 5, a study (or bedroom 6) a luxury shower room completes the accommodation.

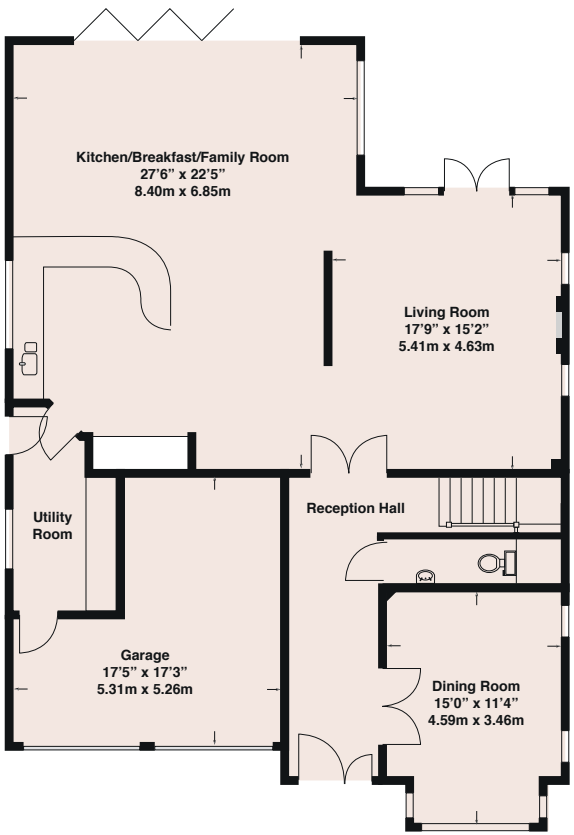
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Wickets / The Floorplans

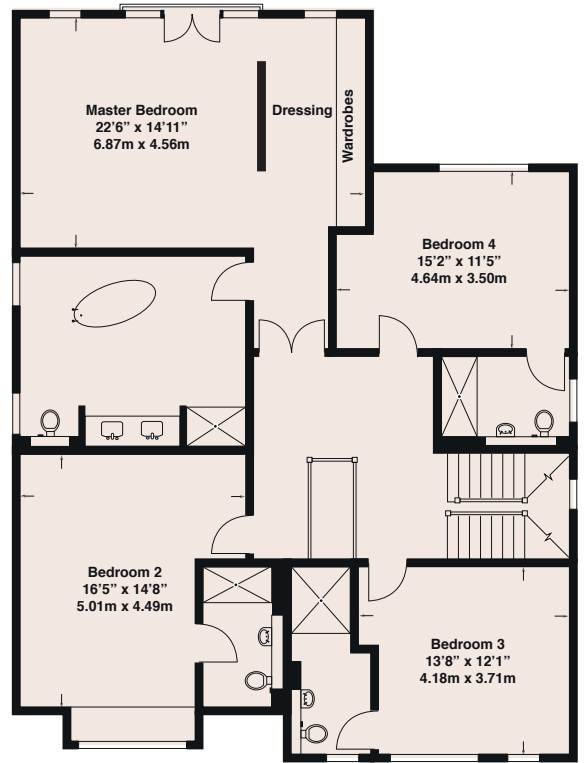
4207 sq.ft / 391sqm

Ground Floor



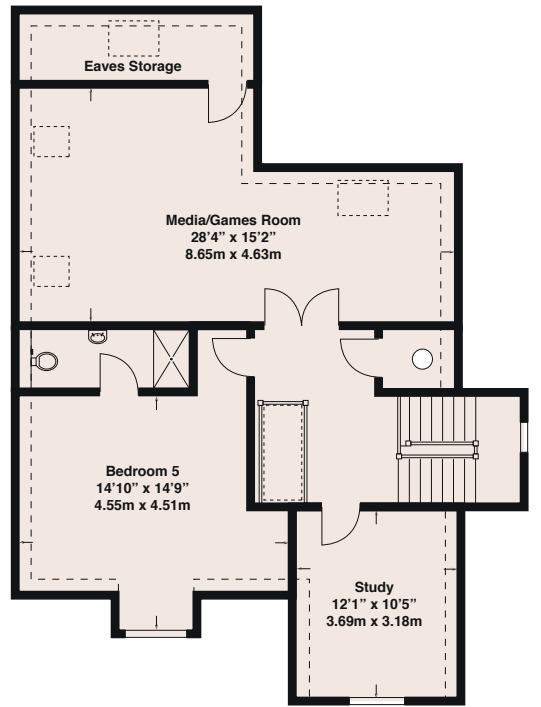
Living Room (5.5 x 4.6m / 18'3 x 15'3)
Kitchen/Family Room (8.5m x 7m / 28'3 x 23'3 Max)
Dining Room (4.7m x 3.5m into bay / 15'7 x 11'7)
Utility (2.5m x 2m / 8'3 x 6'7)

First Floor



Master Bedroom (5m x 4.8m / 16'7 x 15'10)
Dressing Area (4.2m x 2m / 13'10 x 6'7)
Guest Bedroom (2) (5.7m 4.5m / 18'10 x 14'10 into bay)
Bedroom 3 (4.6m x 3.6m / 15'3 x 11'10)
Bedroom 4 (4m x 3.7m / 13'3 x 12'3)

Second Floor



Bedroom 5 (5m x 4m / 17'6 x 13'3)
Media Room (8.7m x 4m / 28'10 x 13'3)
Study (3.7m x 3m / 12'3 x 9'10)

measurements are approximate +/- 2" taken from drawings which should be checked before relying upon them

Reserved



Cricket View

Cricket View is located down a private driveway to the rear of the private development and features beautiful landscaped gardens to three sides of the property. The house enjoys typically English views over the Village Cricket Green. The ground floor is dominated by a wonderful triple aspect kitchen/breakfast/family room, with Lusso Homes' signature bi-fold doors on two opposing sides. The formal drawing room and separate dining room also have direct access into the garden, allowing most of the ground floor accommodation to flow directly into the garden in the spring and summer months. A bright west facing study and separate utility room complete the ground floor accommodation.

The first floor is accessed by a striking Oak and Glass central staircase and features four spacious double bedrooms, all of which have their own en-suite bath or shower rooms. The second floor boasts a fifth bedroom and bathroom a large media room, creating the perfect space for watching films, playing games or simply relaxing.

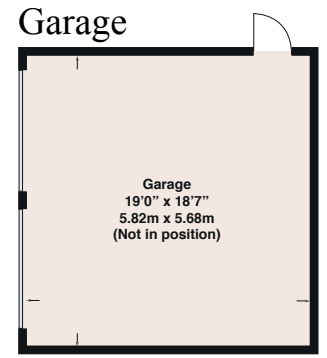


Reserved

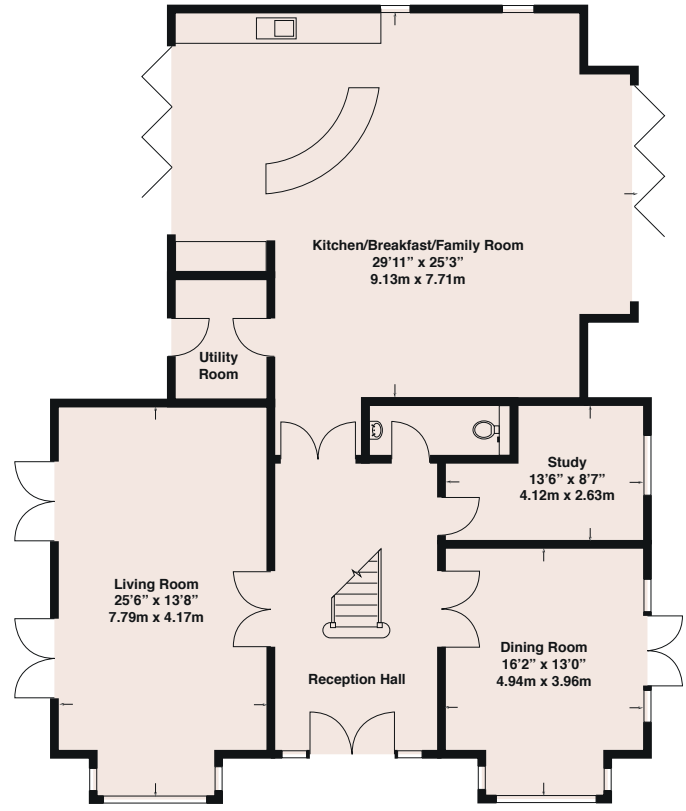


Cricket View / The Floorplans

4659 sq.ft / 433sqm

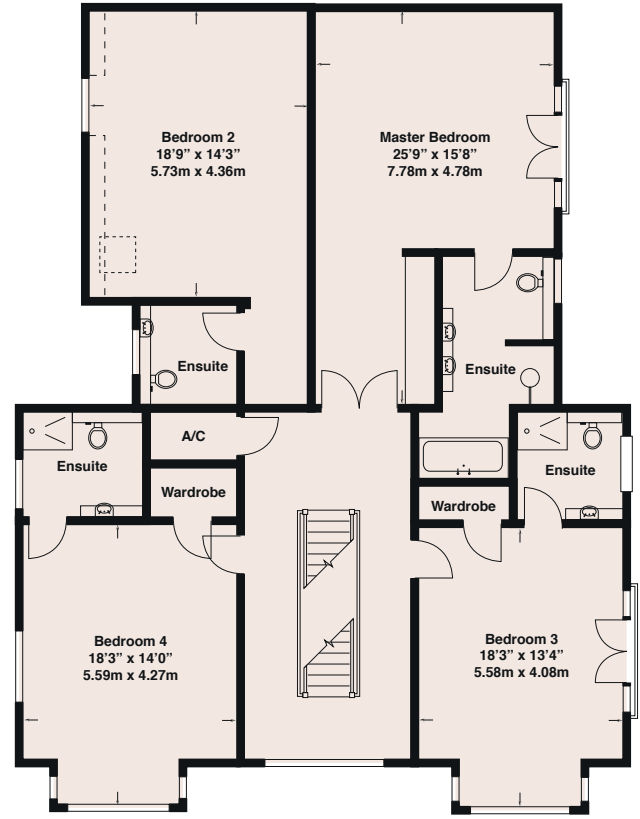


Ground Floor



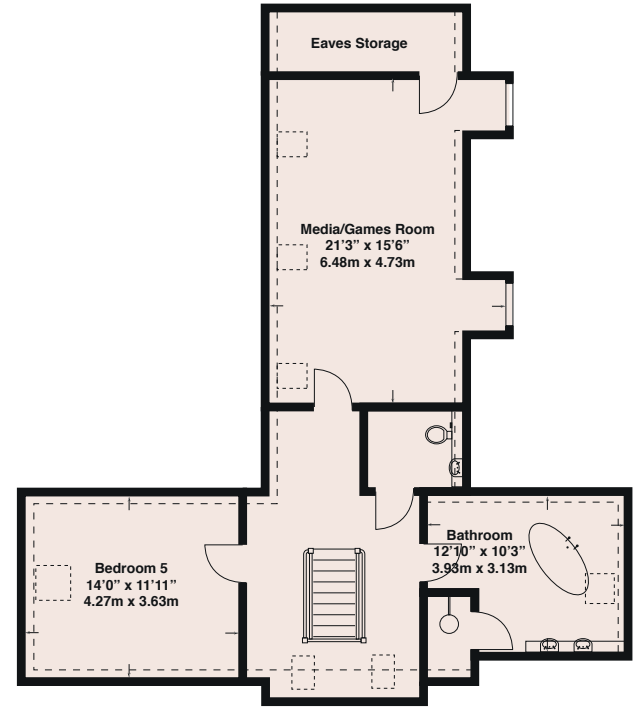
GROUND
 Living Room (7.8m x 4.2m / 25'10 max 13'10)
 Dining Room (5.2m x 4m into Bay / 17'4 x 13'3)
 Kitchen/Family Room (9m x 7.8m / 29'10 x 25'10)
 Study (2.8m x 2.7m / 9'3 x 8'10)
 Utility (2.4m x 2m / 7'10 x 6'7)

First Floor



FIRST
 Master (4.9m x 4.6m / 16'3 x 15'3)
 Dressing area (2.5mx 2m / 8'3 x 6'7)
 Guest Bedroom (2) (4.7m into Bay x 4.2m / 18'10 x 13'10)
 Bedroom 3 (4.7mx 4.3m / 15'7 x 14'3)
 Bedroom 4 (5.7m x 4.4m / 18'10 x 14'7)

Second Floor



SECOND
 Bedroom 5 (3.9m x 3.6 m / 12'10 x 11'10)
 Media (8m x 4m / 26'6 x 13'3)

measurements are approximate +/- 2" taken from drawings which should be checked before relying upon them



The Location

Narrow Waters is located adjacent to the cricket green in the leafy Surrey village of Oxshott; one of Surrey's most desirable addresses. Families have long been drawn to the area for the exceptional local schools, beautiful surrounding countryside and convenient transport links. The A3 & M25 are both within approximately 1 mile, whilst Oxshott mainline station is approximately 0.7 miles away, with direct services to London Waterloo in as little as 32 minutes.





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