



# house.

**Oakwood Court Givons Grove  
Leatherhead  
Surrey KT22 8LY**

Arts & Crafts gentleman's residence,  
located in a private estate, of in excess  
of 8,000 sq ft, offering extensive  
accommodation, with the opportunity  
to be updated and extended (sttp), set  
in discrete parkland grounds of 8.5  
acres, with a high degree of privacy



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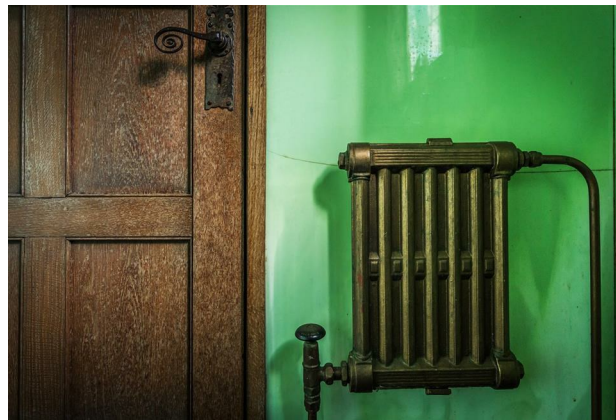




# h.



- Reception hall
- Drawing room and dining room
- Sitting room, study and garden room
- Kitchen, breakfast room and domestic offices
- Master suite with dressing room
- 8 further bedrooms and 3 further bathrooms
- Annexe with living room, kitchen, bedroom and bathroom
- Garaging and lower ground floor storage vaults
- Gardens, grounds, glasshouse/orangery and tennis court
- In about 8.5 acres; EPC: F





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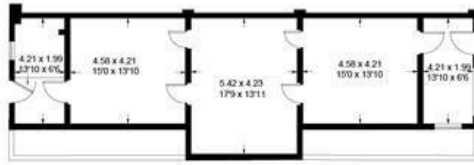


Approximate Gross Internal Area (Excluding Void) = 578.1 sq m / 6222 sq ft

Garage 60 sq m / 646 sq ft

Outbuildings = 107.6 sq m / 1159 sq ft

Total = 745.7 sq m / 8027 sq ft

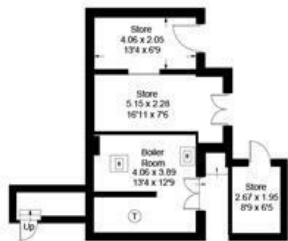


Glasshouse



Shed

(Not Shown in Actual Location / Orientation)



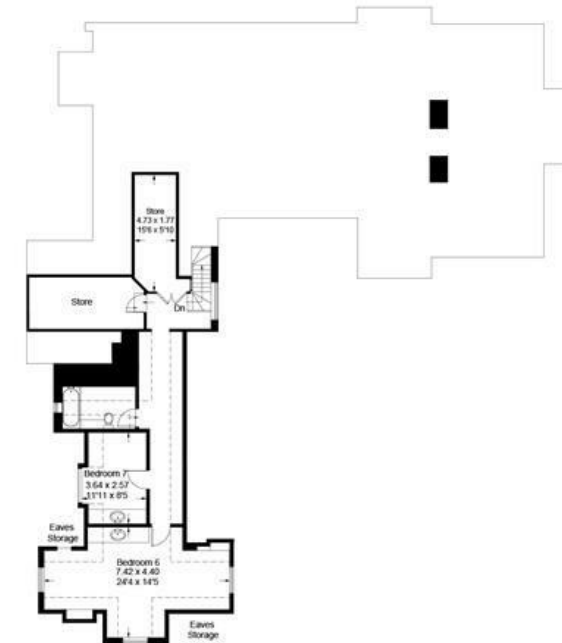
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID331478)



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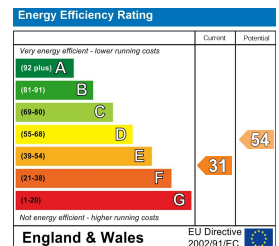
Total gross internal area: Total 8,027 sq ft / 745.7 sq m :- House 6,222 sq ft / 578.1 sq m; Garage 646 sq ft / 60 sq m; Outbuildings 1159 sq ft / 107.6 sq m.

Services: All mains services. Gas-fired central heating.

Local authority: Mole Valley District Council. Tel: 01306 885001.

Viewing: Strictly by appointment. Tel: 01932 283283.

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



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