

CRABAPPLE COURT

PACHESHAM PARK • KT22



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***Impressive refurbished family home
with six bedrooms and six bathrooms***

Entrance hall • 39ft reception room • Dining area
Open plan kitchen with island and floor to ceiling windows
Study • Guest bedroom suite • Laundry closet • Cloakroom

Annexe with own access comprising: Two reception rooms
Kitchen • En suite bedroom • Study/playroom • Security room

Master bedroom with exceptional dressing room
and beautiful en suite • Two guest bedroom suites
Additional bedroom with wet room

Generous detached triple garage with 30ft entertaining
room and additional room with bathroom facilities
Mature & private grounds extending to 2.6 acres
Outdoor swimming pool • Direct access to Golf Course

Oxshott 1.5 miles • Central London 18 miles • A3 3 miles
Oxshott to London Waterloo 40 minutes (distances approx.)

These particulars are intended only as a guide and must not be relied
upon as statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





Crabapple Court

This impressive family home is situated on the borders of Oxshott and is set within mature grounds that extend to approx. 2.6 acres, bordering Leatherhead Golf Club.

Above the garage there is a spectacular 30ft entertaining room and an additional room with bathroom facilities.

The main hallway to the house is an impressive array of mirrors and light. Leading from the hallway is the hub of the house, a stunning light and bright reception room with views and direct access to the garden area.

An open plan modern kitchen is connected to the living area with its own separate courtyard for al fresco dining. On the ground floor other highlights include a well-appointed study, en suite bedroom and separate cloakroom.

Further to this there is also an annexe comprising of a guest bedroom suite, security room, two reception rooms and an additional kitchen area. The annexe offers a picturesque separate entrance and is approached via a beautiful marble feature fountain.

On the first floor there are four good sized double bedrooms including the indulgent master with an en suite and exceptional dressing room offering great views over the garden area.

DRAGONSTONE

ESHER • KT10

Gardens and grounds

The house is on a 2.6 acre plot that has been thoughtfully landscaped over time to create a wonderful outdoor environment. The pool sits on its own paved terrace which enjoys the sun all day long. The beautiful gravelled driveway offers guest parking for as many as 12 cars and further boasts a generous detached triple garage.

Pachesham Park

The house borders Pachesham Park which is a unique private residential location between Leatherhead and Oxshott incorporating a range of exclusive luxury detached houses, some of which back on to Leatherhead's golf course. Leatherhead has a wealth of local shops and leisure amenities, and is only a short distance from Cobham and Oxshott.

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Directions

From the Knight Frank Esher office follow Copsem Lane towards the A3 roundabout. Once there continue straight onto the A244 through Oxshott Village for approximately 1.5 miles. Before turning into Pachesham Park estate on the left hand side you will see a set of gates situated on the corner that will give you access to Crabapple Court.

Local Authority

Mole Valley District Council. 01306 885001.



Schools: Schooling in the area is superb with St John's School in Leatherhead, Danes Hill in Oxshott and the American Community School in Cobham nearby.



Entertainment: There are cinemas situated close by in Esher and Epsom, and a plethora of restaurants and bars in nearby Esher and Cobham.



Sports and Leisure: Golfers are spoilt for choice with an excellent selection of high quality courses nearby including Leatherhead Golf Course and Pachesham Gold Centre. The area is full of attractive green spaces for the keen walker.



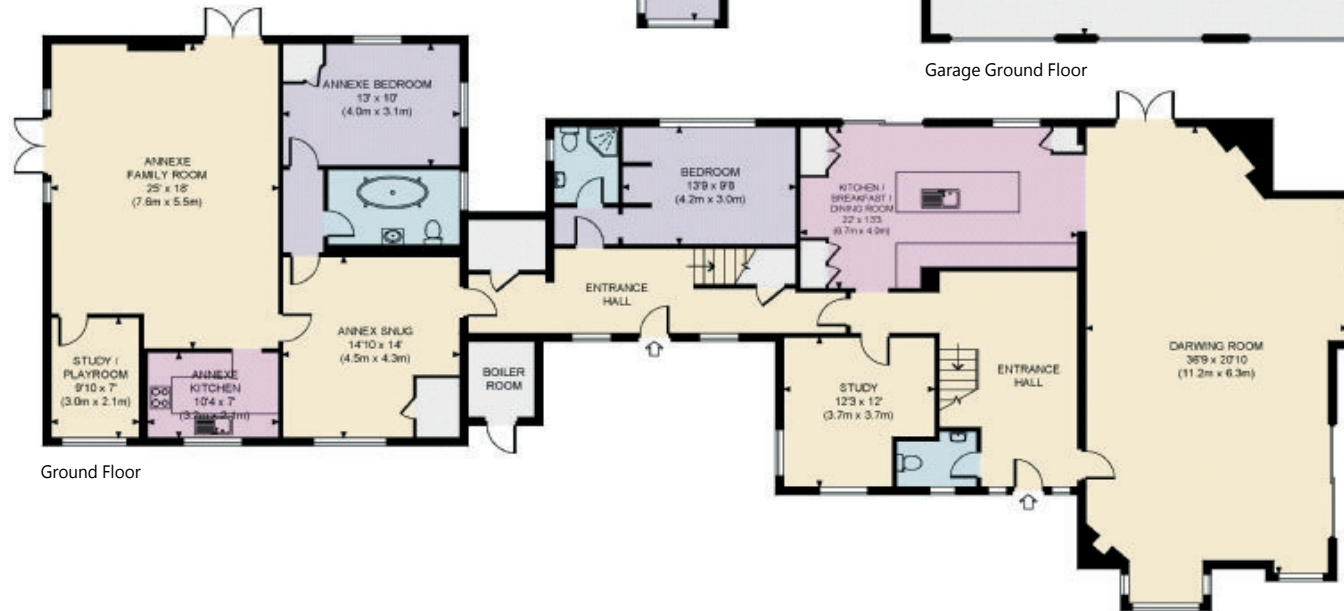
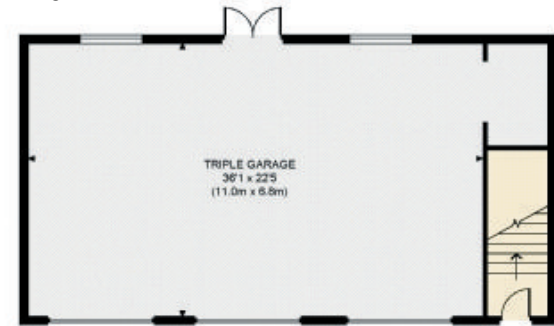
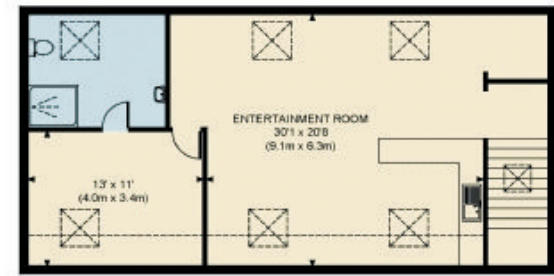
Shopping: Leatherhead and Oxshott have a selection of local shops. The towns of Epsom, Guildford and Kingston are also nearby providing a wider selection of high street names and department stores.



Travel: The M25 (J9) and the A3 are a short distance away giving access to central London, Heathrow and Gatwick Airports and the coast.



Train: Leatherhead, Oxshott and Ashted mainline stations are a short drive away providing regular services to London Waterloo and London Victoria.



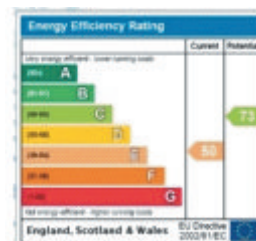
Approximate Gross Internal Floor Area
577.1 sq.m./ 6,212 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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