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## Hunters Lodge, 2 Oxshott Rise, Cobham, KT11 2RN

One of the finest homes to be built on the highly sought after Oxshott Way Estate.

**£5,950,000**



## The Property:

Hunters Lodge is a stunning brand new luxury residence of 9,404 sqft located within a fantastic plot of 0.73 acres on one of Cobham's most prestigious private estates. Set back from the road and elevated the property sits in a commanding position with a very impressive frontage set behind two sets of electric gates with a sweeping in and out driveway.

The accommodation comprises a spacious galleried triple height entrance hall which leads to all the principal rooms. There is a drawing room with feature gas fire place and direct access onto the patio which in turn has pocket doors leading through to the dining room and an additional second study or library. The home office is at the front of the house and a cinema/media room is also conveniently located on the ground floor. The bespoke custom made kitchen/breakfast room is by Orca Design and is hand painted with a full range of Meile appliances and two large Fisher Paykel fridge freezer's. From the kitchen there is a family room again with direct access onto the gardens and a utility room, boot room and secondary staircase leading to the first floor and integral access to the garage.

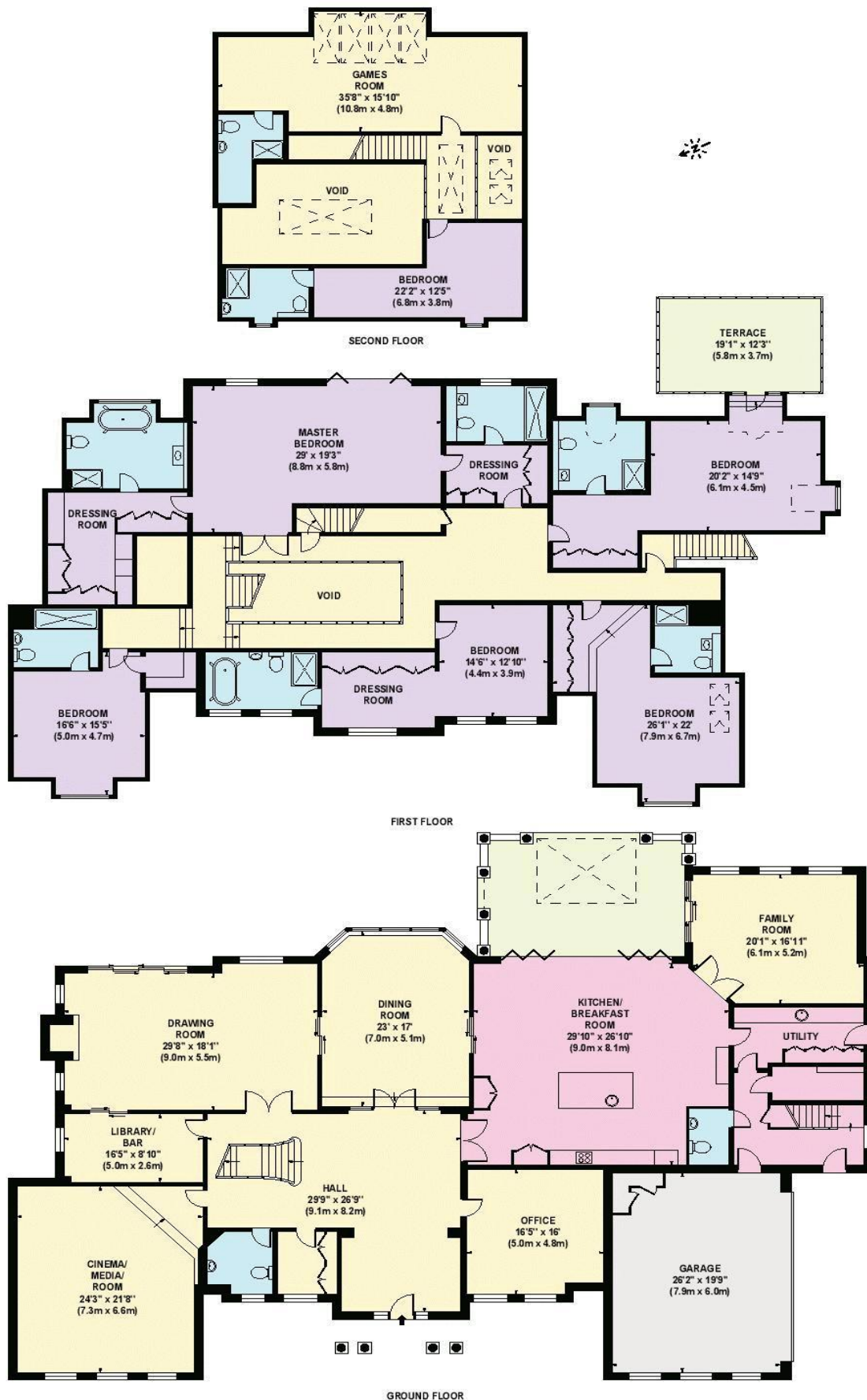
Upstairs there are five sumptuous bedroom suites with the master bedroom being particularly impressive having his and her walk-in dressing rooms and ensuites with a sitting area and Juliet balcony overlooking the rear garden. The top floor had a further two bedroom suites although the sixth bedroom with foldout balcony windows could be used as a bonus room or gym.

The property sits in a mature plot, which for the estate is one of the largest. There is a covered loggia at the rear which in the summer is ideal for late evening dining and entertaining and the Indian sandstone patio runs along the rear of the property. At the front there is a triple garage, tastefully concealed with access to the side and mature borders and laurels screening with a huge block-paved driveway.

- Air conditioning to the kitchen, master bedroom and top floor gym/bonus room
- All bathrooms and the kitchen have automatic air circulation
- Oak parquet flooring to the majority of the ground floor
- Limestone floor tiles in the kitchen/breakfast room and utility/boot room through to the rear lobby
- Top floor gym has wood effect Pergo
- Solid hardwood doors throughout
- Denon Heos audio in Master bedroom, ensuites, cinema room, family room, kitchen/breakfast room, dining room and drawing room which can be controlled via mobile devices
- The study and loggia are pre wired for this system
- Cinema room is pre wired for a 5.1 sound system
- Intelligent lighting in all the principal rooms and bedrooms (the house system can be programmed for a single point of turn on or off)







APPROX. GROSS INTERNAL FLOOR AREA 9404 SQ FT / 874 SQ M  
 (INCLUDING GARAGE) (EXCLUDING SECOND FLOOR VOIDS)

While every effort has been made to ensure the accuracy of this floor plan or brochure, measurements of dimensions and areas are approximate and not intended to be used for any other purpose than as a guide only. The architect, systems and appliances listed in this brochure have not been tested or guaranteed in their operating ability or their efficiency can be given.

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