

21 LEYS ROAD

Oxshott, Surrey



A development by

CHESTER • ROW



21 LEYS ROAD

Oxshott, Leatherhead, Surrey

A3 0.5 miles | Esher 2 miles | M25 (J9) 2.5 miles | Cobham 3 miles
M25 (J10) 4.75 miles | Central London 20 miles | Distances approximate

Magnificent new mansion with classical proportions
at the heart of the private Crown Estate

Accommodation

Galleried reception hall | Study | Dining room | Drawing room
Kitchen/ breakfast room | Family room | Home cinema room | Utility room | 2 guest cloakrooms

Impressive master bedroom suite with sitting room and balcony, 2 dressing rooms
and luxurious bathroom | 5 further bedroom suites

Second floor play room | Spectacular indoor swimming pool complex with heated pool
Adjacent hot tub | Sauna | Steam room | Changing facilities | Gymnasium | WC

Wine cellar | Well appointed and self contained staff flat | Garaging for 3 cars
South facing landscaped gardens and grounds

For sale freehold

Gross internal area 13,113 sq ft (1,218.2 sq m)

In all about 0.7 acres (0.3 hectares)

A development by

CHESTER • ROW

www.chesterrow.com

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The Crown Estate
21 Leys Road is situated within a prestigious and exclusive private residential estate within easy access to Oxshott village and mainline rail station. Esher and Cobham are close by with their selection of shops, boutiques, restaurants and recreational facilities. The A3 and M25 are a short driving distance giving access to London, the national motorway network, Heathrow and Gatwick airports. There are a number of excellent private and state schools in the area including Danes Hill and the American Community School in Cobham.





The Property

A magnificent new residence of grand proportions extending to about 13,113 sq ft, 21 Leys Road has been built to the highest specification by specialist property developer Chester Row. The imposing exterior with classical architectural detailing is complemented by a light and spacious interior featuring the latest in home technology.

The spacious, well arranged reception rooms combined with the home cinema and indoor leisure complex cater for entertaining on a grand scale.









The property is equally well suited to family living with an exceptionally large master suite, 5 further bedroom suites and a playroom arranged over 2 floors.

Luxurious leisure facilities include an impressive indoor swimming pool complex with adjacent hot tub, sauna, steam room, changing facilities and gymnasium.

From the galleried reception hall with limestone flooring and cantilevered stone staircase to the bespoke walnut and hand painted kitchen, this impressive property provides an elegant family home.











Gardens and Grounds

21 Leys Road is approached via wrought iron electric gates with brick piers onto a sweeping driveway leading to an extensive parking area and garaging for 3 cars. The gardens and grounds have been professionally landscaped and are well screened on all sides by a range of mature trees, hedges, shrubs and plants. The majority of the garden has been laid to lawn and there is an extensive, south facing entertaining terrace constructed from natural sandstone.

The gardens also benefits from automated irrigation and lighting systems. The gardens and grounds extend in all to approximately 0.7 acres (0.3 hectares)

Services

Mains water, electricity, drainage and gas.

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

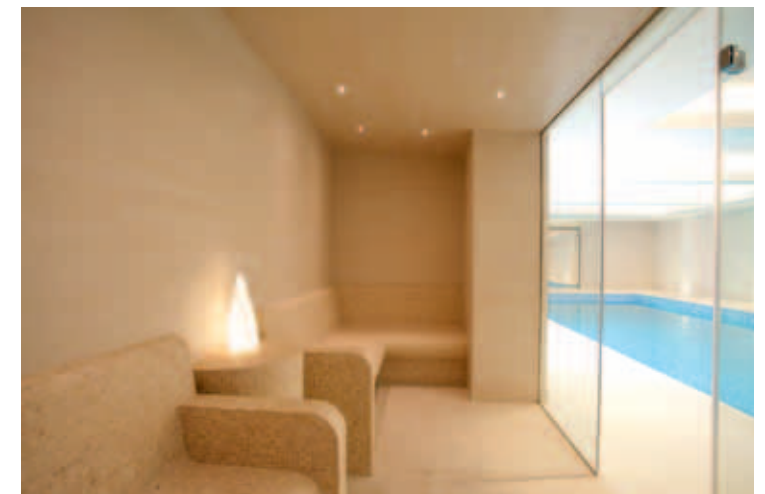
Post Code

KT22 0QE

Tenure

Local Authority

Elmbridge Borough Council
Tel: +44 (0) 1372 474474.



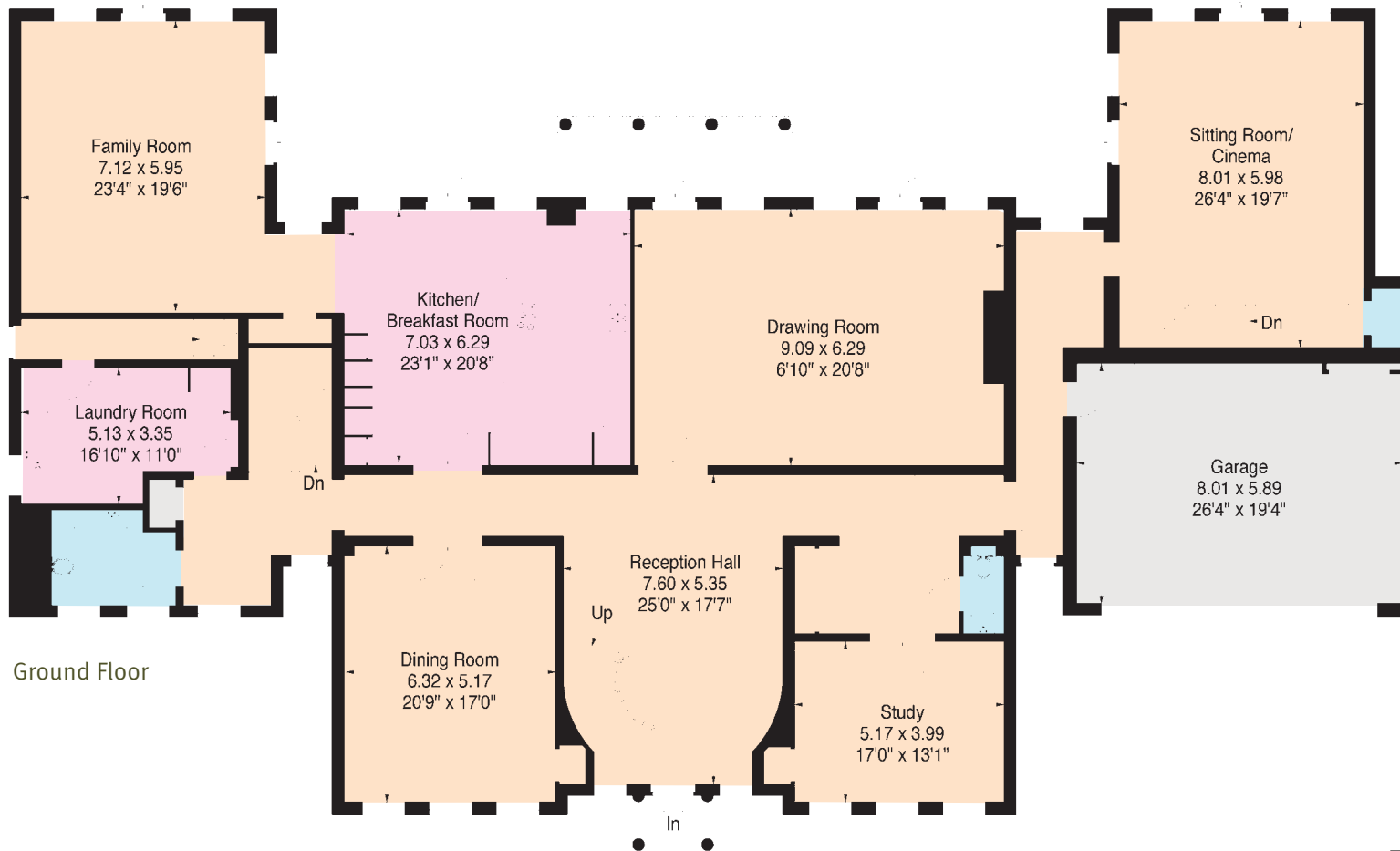
Viewing

All viewing must be made strictly by prior appointment only with the vendors joint sole agents.

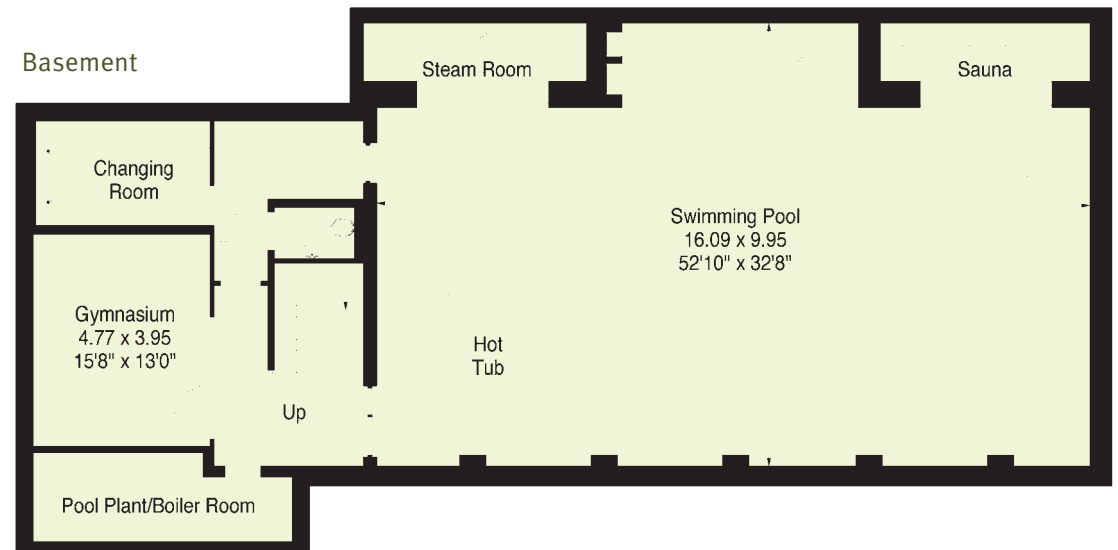
Directions

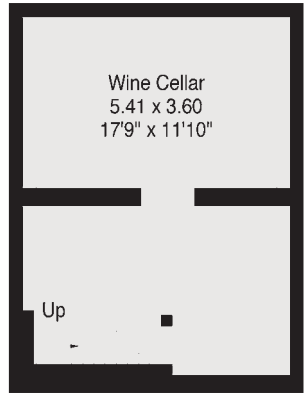
From the A3, take the exit signposted Leatherhead and Oxshott. At the roundabout, take the exit signposted Oxshott. Proceed into the centre of Oxshott village, past the railway station and over the bridge and turn left into Birds Hill Rise. At the roundabout proceed straight over into Broomfield Ride, continue passing Spicers Field taking the next right turning to Leys Road where 21 will be found after a short distance on the right hand side.



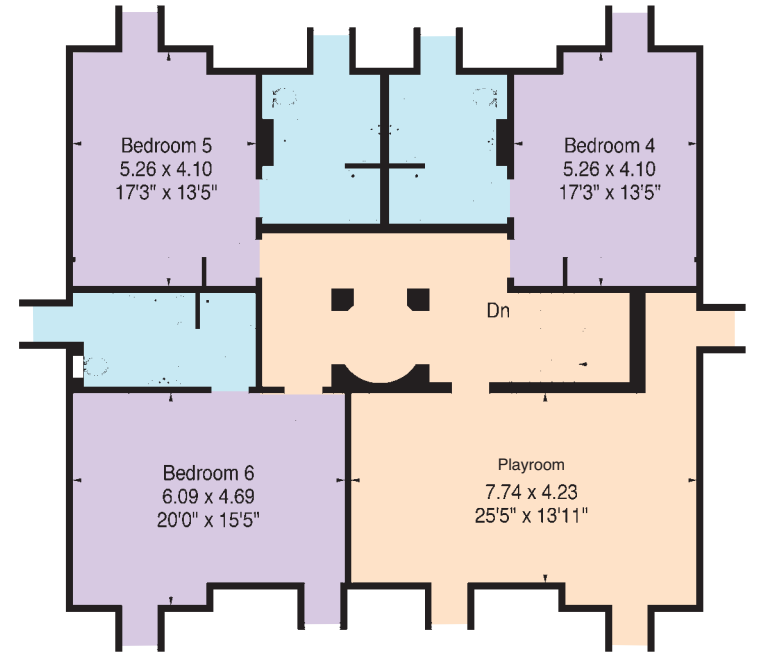


APPROXIMATE INTERNAL FLOOR AREA
1,218.2 sq.m / 13,113 sq.ft

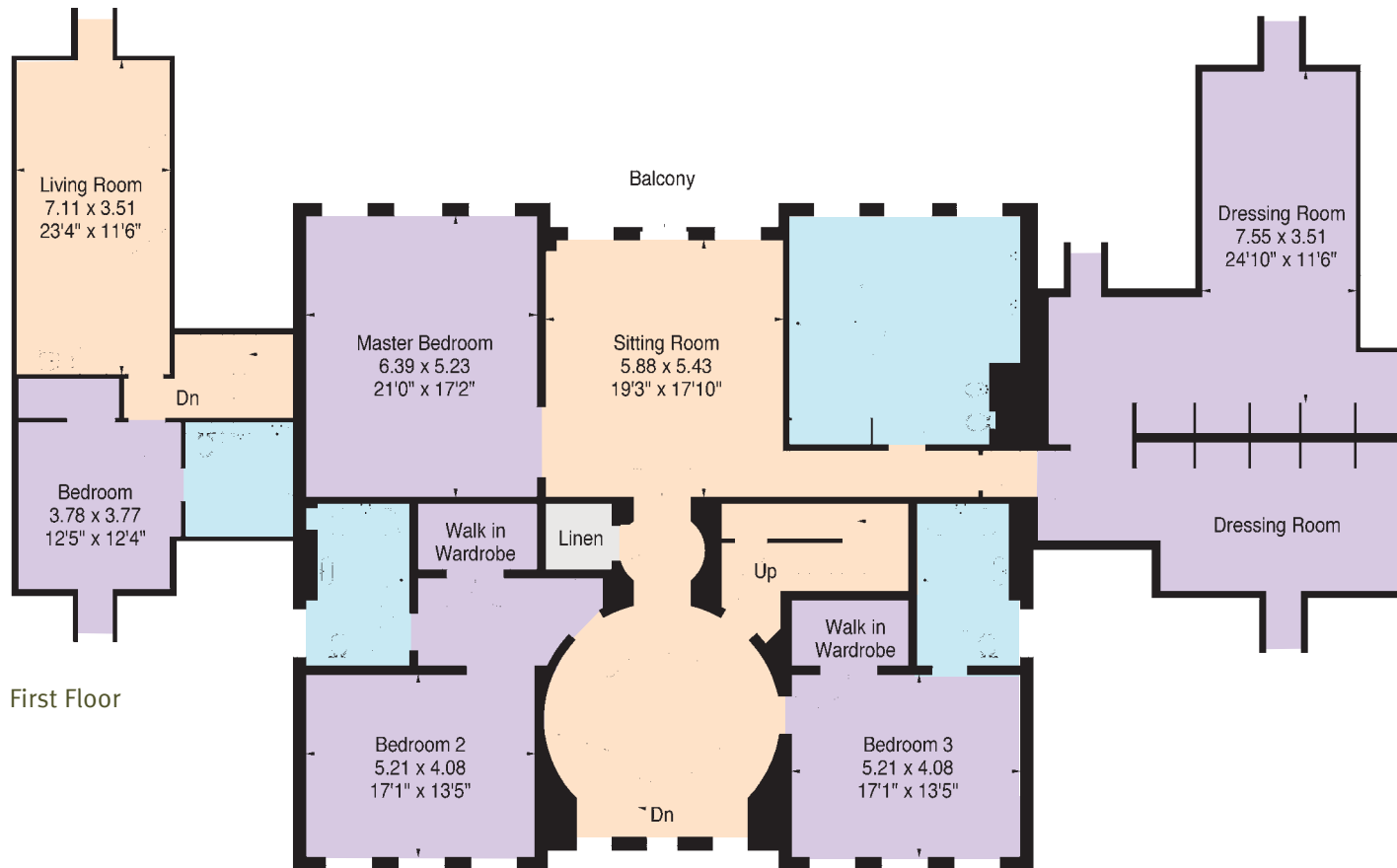




Cellar



Second Floor



First Floor



SPECIFICATION

GENERAL

Grand entrance hall with curved cantilevered stone staircase.

Limestone flooring in entrance hall, staircases, hallways and kitchen.

Wide plank and parquet prime oak engineered floors in reception rooms.

Solid cherry wood panelled doors throughout.

Lutron Homeworks interactive lighting control throughout all the principle rooms with master switch in the entrance hall.

COMMUNICATION

Telephone and data points throughout.

Master TV points Sky+HD and HD over CAT5 ready throughout.

TV aerial, satellite dish with quarto LNB, FM aerial & DAB aerial.

AUDIO VISUAL SPECIFICATION

Crestron Multi-Room AV & Home Control system incorporating:

Crestron TPS-6L in wall video touch panels and APAD in-wall LCD audio keypads

Acclaim High-performance in-ceiling speaker pair

Crestron AV2 control processor

Crestron 8-zone audio distribution processor

Russound 12x50W multi-channel power amplifier

Crestron i-Pod docking station

Media Room

Cinemax HD250T electric projector screen with high definition cinema projection material

Ceiling mounted Panasonic PTAE3000E Hollywood Tuning 1080p high definition cinema projector, 3xLCD, 60,000:1 contrast ratio, 1600 lumens.

Atlantic Technology 8200-THX Ultra2 home theatre centre speakers in maple

Denon AVR2809 home cinema amplifier and receiver with HDMI scaling to 1080p

Denon DVD1800BD BluRay/DVD player with HDMI scaling

KITCHEN

A fully bespoke kitchen with a combination of walnut and burr walnut, glazed and painted units. Granite work surface. Large central island incorporating bar with seating for 5 and integrated walnut chopping block.

Atag single multifunction turbo oven with LCD screen, stainless steel

Atag Compact Oven Line 47 Litre 900w Combimax combination microwave oven, stainless steel

Atag Cafemax integrated coffee machine

Atag fully integrated dishwasher

Gaggenau Vario Cool Range 61cm integrated refrigerator

Gaggenau Vario Cool Range 61cm integrated freezer with cool water dispenser

Gaggenau Vario Cool Range integrated wine storage unit

Falmec Design Series Polar Island Stainless Steel extractor fan

Atag induction hob, 770mm, 4 zones with Touch Control+

Symphony double undermounted sink

UTILITY ROOM

White gloss lacquer wall, base and tall units.

Undermounted sink with Davenport brushed steel tap.

Miele freestanding washing machine and tumble dryer.

TEMPERATURE CONTROL & HOT WATER

Air conditioning to all south facing rooms and the entire top floor.

Underfloor heating throughout.

Regency style Chesney's fireplace in statuary marble with black slate hearth and steel basket and real flame gas fire in the sitting room.

Pressurised hot and cold water system with megaflow hot water storage.

POOL

11m long x 5m wide freeboard pool, depth 1.2-2m, fully tiled in mosaic.

Clear slatted pool cover.

Heat Star Phoenix 3000 Super Plus Air Handling Unit.

Separate hot tub.

Stainless steel bespoke water feature and textured stone finishes.

GYM

Luxury Creation flexible antistatic flooring, mirrored wall and flatscreen TV.





SAUNA AND STEAM ROOM

Scandinavian Clear Aspen insulated wood clad sauna with glass door. Fully equipped with back rest lighting, bucket, ladle, hourglass, thermometer/hygrometer.

Fully tiled steam room with tumbled mosaic seating with backrest. Centralised Crystal light feature and pedestal, finished in mosaic. Frameless toughened glass door and glazed front panels.

DRESSING ROOMS/WARDROBES

Master dressing room built-in wardrobes with Aspen mirrored and glass doors framed in American Black Walnut. Integrated dressing table with cedar drawers and walnut drawer units with glass tops. Tie and belt racks, slanted shoe shelves.

First floor walk-in wardrobes with cedar drawers, slanted shoe shelves, tie and belt racks.

Second floor built-in wardrobes painted panelled doors with walnut interiors.

BATHROOMS

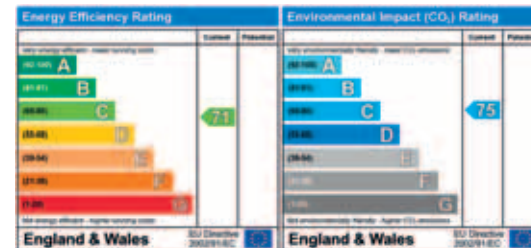
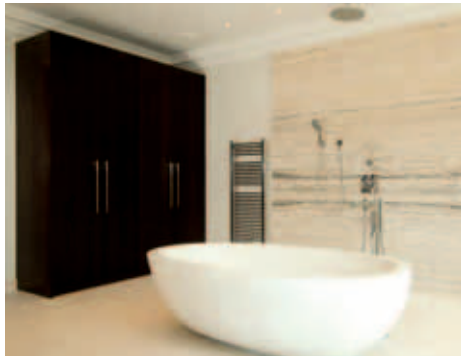
Individually designed bathrooms fitted with Hansgrohe Axor and Raindance taps and shower fittings, Duravit Starck 3 and Jacuzzi Atol WCs, Simpson's Ten and bespoke shower screens, Villeroy & Boch, Duravit, Deca and Stone Two basins and Bette steel baths, heated ladder towel rails.

Bespoke cabinetry in walnut and wenge.

Limestone slab and mosaic to walls, floors and vanity tops.

HARDWARE

Polished chrome door and window furniture throughout.



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Photographs, particulars and plans dated: 2010.

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SAFETY & SECURITY

Grade 2 compliant security alarm system

Video entry phone system.

CCTV system with high resolution vandal resistant cameras.

Electrically operated wrought iron entrance gates with remote control.

Smoke and heat detectors and an 8 zone fire alarm panel.

GARDEN

Large riven natural sand stone terrace laid to lawn.

Automated irrigation system.

Mature birch trees and laurel, conifer and beech hedges for privacy along boundaries.

Garage for 2/3 cars with electric doors.

Large granite set driveway with parking for cars.

Soffit and decorative exterior lighting.



