

Copsen Wood, Stokesheath Road,
Leatherhead, KT22



Set within the prestigious Crown Estate

Oxdown House is one of four detached homes in this private gated development. The property offers annexe accommodation and uninterrupted views over farmland; set in a wide mature plot.

From the large entrance hall the house flows to the triple aspect formal drawing room with double doors leading on to the garden. The drawing room, conservatory and dining room share the southerly aspect and make for the perfect positions to enjoy views over the garden. The large kitchen/breakfast room and family room both open to the rear patio and long reaching views over farmland. A utility room, cloak room and separate office complete the ground floor accommodation. The annex is separate from the main house and offers perfect accommodation for an au pair with a room spanning nearly 30 ft or it could be linked to the first floor bedroom accommodation if required (subject to the usual consents).

The master suite has a dressing area, ensuite bath and shower room and its own balcony with fantastic views. The guest bedroom suite and bedroom 3 (ensuite) also enjoy far reaching views. There are two further bedrooms and family bathroom.

Tenure : Freehold

Local Authority : Elmbridge Borough Council

Council Tax Band : H



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EPC

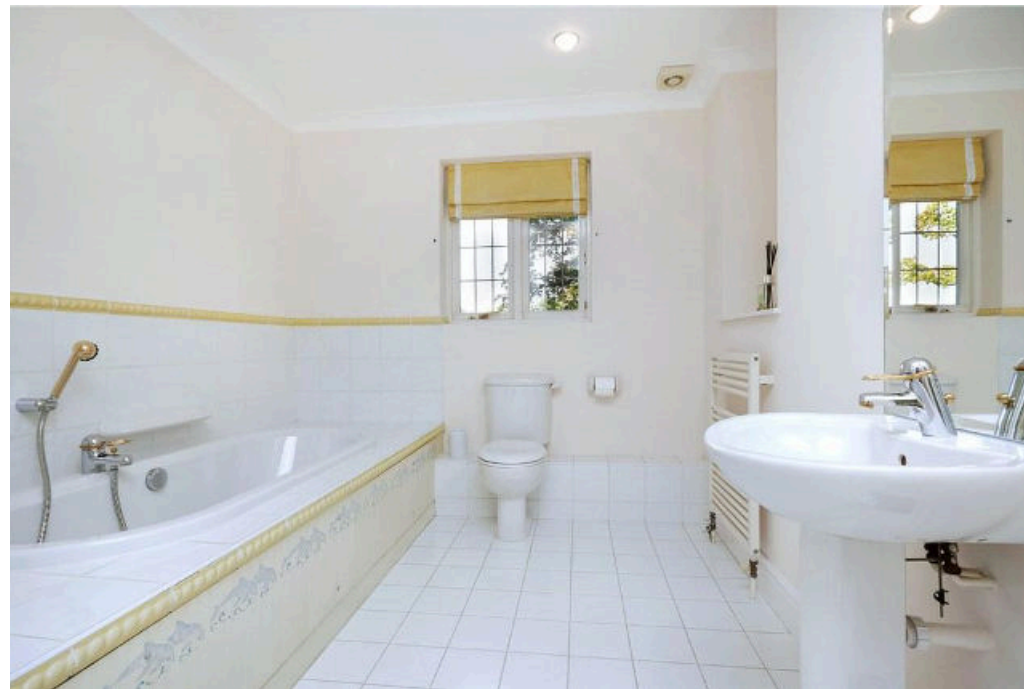
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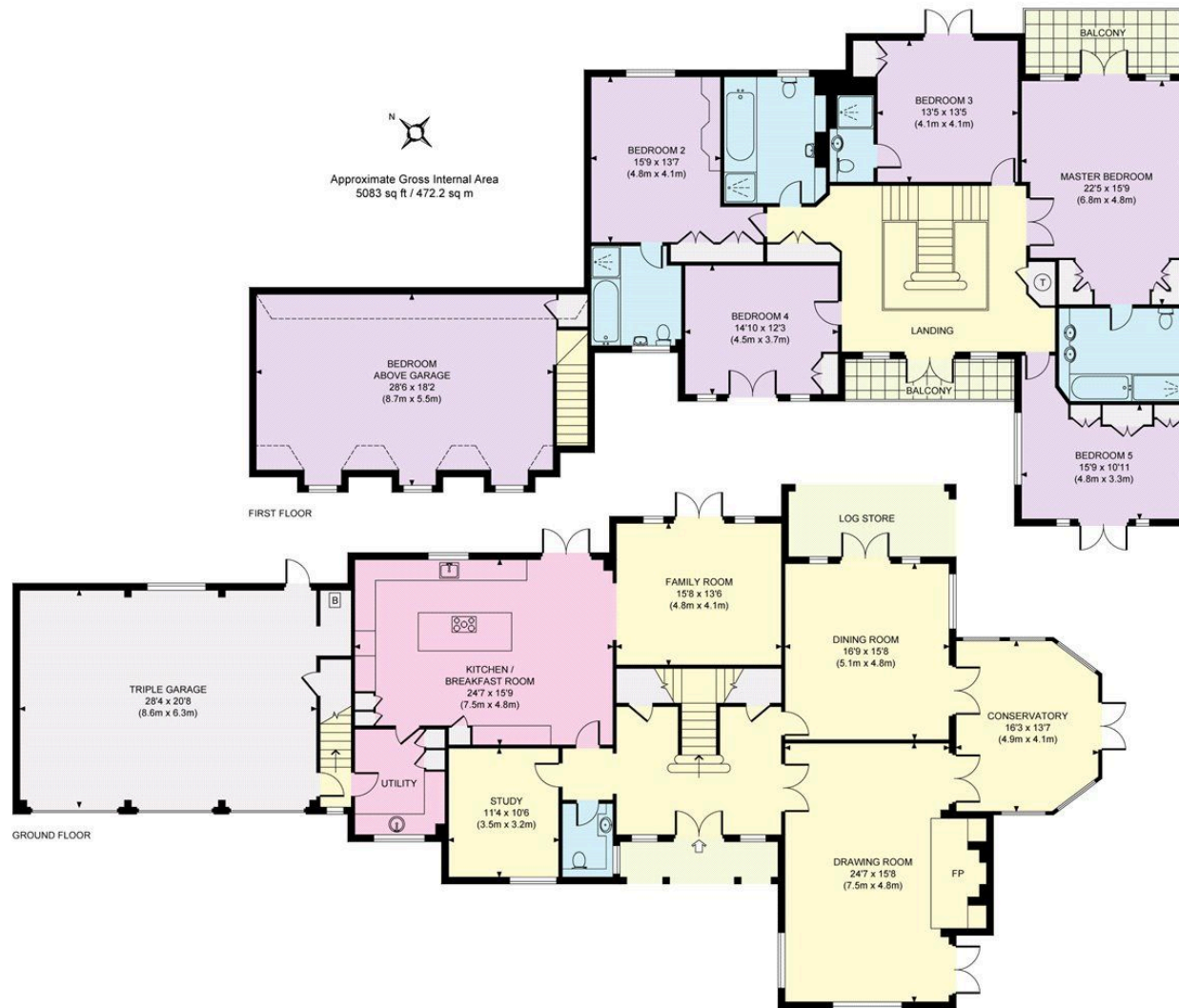
To the front of the house is a large paved driveway with ample parking and access to the triple garaging. The rear gardens are mainly laid to lawn and back directly onto farmland giving an impressive view for miles.

Located within the prestigious Crown Estate in Oxshott, ideally located for the A3 and J10 of the M25. There is a wide range of schools, shopping facilities and restaurants. Danes Hill School, Reeds School, St John's School and The ACS International School are all within easy reach. Oxshott Station offers a direct service to London Waterloo.









Knight Frank

50 High Street
Cobham
KT11 3EF
knightfrank.co.uk

We would be delighted to tell you more

Charles Davenport
01932 591602
charles.davenport@knightfrank.com

Tom Knowlden
01932 591610
tom.knowlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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