



Birds Hill Drive, Oxshott **KT22**

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# Within the prestigious Crown Estate, Oxshott

Foresters is a substantial detached residence offering in excess of 8,000 sq ft set on a 0.6 acre southerly aspect plot located within the private and prestigious Crown Estate, Oxshott.

Built by Runnymede Homes in 1998 and having benefited from two extensive renovation and enlargement projects, accommodation is split over two floors and includes; five / six bedrooms and indoor pool complex.

Approached through electric gates onto the extensive driveway which offers parking for numerous cars and access to the two double integral garages.



**Tenure:** Freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** H

## Property Description

The stunning entrance hall with a vaulted ceiling open to the first floor, which leads you through to the principal reception rooms which offer plenty of space for family living and entertaining.

The kitchen area is superb, the kitchen by Wooden Heart has an excellent range of units, stone surfaces and Miele appliances, and leads through to the formal dining area and a further family room.

Upstairs is the principal bedroom suite, with two dressing rooms and an en-suite bathroom. There are two additional en-suite bedrooms, two further bedrooms and a family bathroom. There is also a substantial room above the garage that could be used as a games room and a gym which could be made into a further bedroom suite or a self-contained annex.

The indoor swimming pool complex has a vaulted ceiling, changing / shower room and a Jacuzzi.







## The Grounds & Local Area

The mature gardens are beautifully landscaped and offer privacy and seclusion, with direct access to Princes Coverts, which is an area of 864 acres of managed woodland which also has access to the public. It is owned and managed by the Crown Estate who refer to the area as Oxshott Woods.

The owners also rent two acres of additional land from The Crown Estate which has a paddock and stables for three horses adjoining their property. Please note any lease of these paddocks would be by separate negotiation directly with the Crown Estate.

Oxshott village centre 1 mile, A3 1.7 miles, M25 (junction 9) 2.3 miles, Esher 3.5 miles, Cobham 3.6 miles, Central London 20.6 miles (all distances are approximate).

Road and rail links are outstanding. The A3 offers a direct route to London and the M25, whilst the mainline station of Oxshott offers a fast and direct route to London Waterloo (journey times from 36 minutes). Heathrow airport is about 12.2 miles and Gatwick airport 21.7 miles via the M25, which lies within 5 miles. Private airfields at Farnborough (about 27 miles) and Fairoaks (about 13.9 miles).

Shopping facilities in the area are extensive. Oxshott village can easily cater for day-to-day needs, whilst Esher and Cobham have a wider range of shops, boutiques and restaurants.

There is a wide choice of outstanding schools in the area, such as ACS International School, Danes Hill, Reeds School, and St Johns Leatherhead, which are all close by.





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