



Holtwood Road, Oxshott, Leatherhead, Surrey





An impressive **seven bedroom lateral house** set in approximately 0.8 acres in the heart of Oxshott.



Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band H



Holtwood House is presented in superb condition and is located in the heart of Oxshott, very close to Oxshott Station, Oxshott Heath, the Village High Street and local schools.

Set behind twin electric gates with plenty of parking space, this substantial property spans circa 8500 sq ft over two floors. The garden is circa 0.8 acre and has been beautifully maintained by the current owners. It provides a real sun trap with its south-westerly facing aspect.

The welcoming entrance hall provides a real sense of arrival and allows you to see straight through into the magnificent garden. There is a guest cloakroom and two large coat cupboards. To the rear, the spectacular open-plan kitchen/family/dining room has large IQ Glass sliding doors and separate bi-folding doors, which provide an abundance of light. It provides the perfect setting for entertaining and relaxing. There is also underfloor heating, a smart wood burner and air conditioning.

The luxury kitchen features a large island with seating space, bespoke cabinetry, gas AGA, separate induction hob, electric oven and microwave and stunning Atlantic Stone worktops. Off the dining area, there is a cosy media room with a built-in sound system. To the rear of the house, there is also a large drawing room with a feature fireplace, accessible from both the hall and the living space.



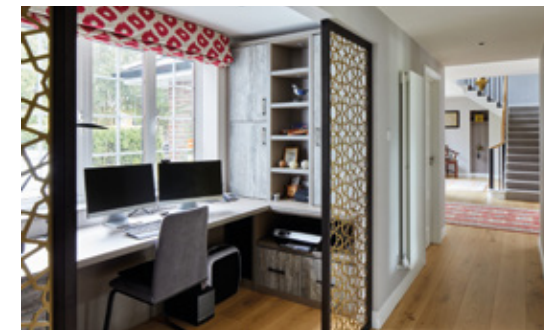
To the rear of the kitchen are three utility areas with plenty of cupboard space, including a convenient drinks area, a boiler room with a drying rack and a large laundry room with an integrated fridge-freezer. There is also a large double garage with plenty of space for bicycle storage. At the front of the house is a well-appointed office space with views over the front garden.

To the left-hand side of the ground floor, there is an impressive study with air-conditioning and built-in cabinetry, which provides the perfect space for working from home. There is also a show/games room large enough to house comfortably a full-size billiard table. This room contains a superb temperature-controlled wine store. There are separate stairs from this room leading up to a spacious area currently used as a storeroom. The library with fitted bookshelves is also found off the hall and leads through to a large home gym. There is also an additional guest cloakroom.

An elegant, wide, low-rise staircase leads to the large, bright landing, which has plenty of cupboard space. To the right are five spacious bedrooms, three of which have ensuite bathrooms. The family bathroom with a jacuzzi bath has two entrance doors and doubles as an en suite.

To the left-hand side of the first floor, you will find one of the best principal bedroom suites you will likely see. The bedroom has air conditioning, a sliding door onto a balcony with far-reaching views over the garden, and bespoke fitted wardrobes. There are two palatial, separate walk-in dressing rooms and stylish bathrooms with underfloor heating and a Laufen wash WC. There is an additional separate bedroom off the suite's hallway, which would be perfect for a young child; this leads to the storeroom.

The house has a comprehensive Control 4 home automation system covering key rooms. This enables lighting, curtains/blinds, heating, ceiling speakers, TVs, intercoms, CCTV, and burglar alarms to be controlled via an app.





The mature garden is breathtaking and has been superbly landscaped and cared for by the current owners. It is very private and well-screened on all sides with mature evergreen hedging. The large sun terrace has a beautiful formal pool, fountain, and underwater lighting. This is a perfect area for entertaining and hosting family barbeques. The formal lawned area and surrounding beds containing shrubs, bulbs, and perennial plants have an automatic app-controlled watering system. The large lower lawned area provides the perfect place for children to play and hides a very large storage shed with power and lighting. There is outside terrace lighting with floodlighting of some trees. There is also a sauna, jacuzzi, additional store to the left-hand side of the house and an external WC to the right-hand side of the house.

Location

For the commuter, transport links are excellent - a 37-minute train journey from Oxshott mainline station takes you to London Waterloo, whilst the A3 and M25 nearby give easy road access both to central London, the wider motorway network and to Heathrow Airport (about 18 miles) and Gatwick Airport (about 22 miles).

Locally, there are 12 independent retail units on Oxshott High Street, 2 family-friendly pubs, a good Italian restaurant, a Church, a thriving scout and guide group and a convenient local medical practice.

A selection of shops and amenities are available in and around Oxshott, Cobham & Esher, with larger shopping centres at Kingston (about 7 miles) and Guildford (about 14 miles). The area has excellent sporting facilities, with several golf clubs and the Oxshott Village Sports Club. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking.

There is an impressive selection of schools in the area, including Danes Hill School in Oxshott, Reed's School in Cobham, Claremont Fan Court in Esher, Rowan Preparatory School in Claygate and St John's in Leatherhead.

Distances

Cobham 3 miles, Esher 3 miles, Guildford 14 miles, London 20 miles (all distances are approximate).



Approximate Gross Internal Floor Area

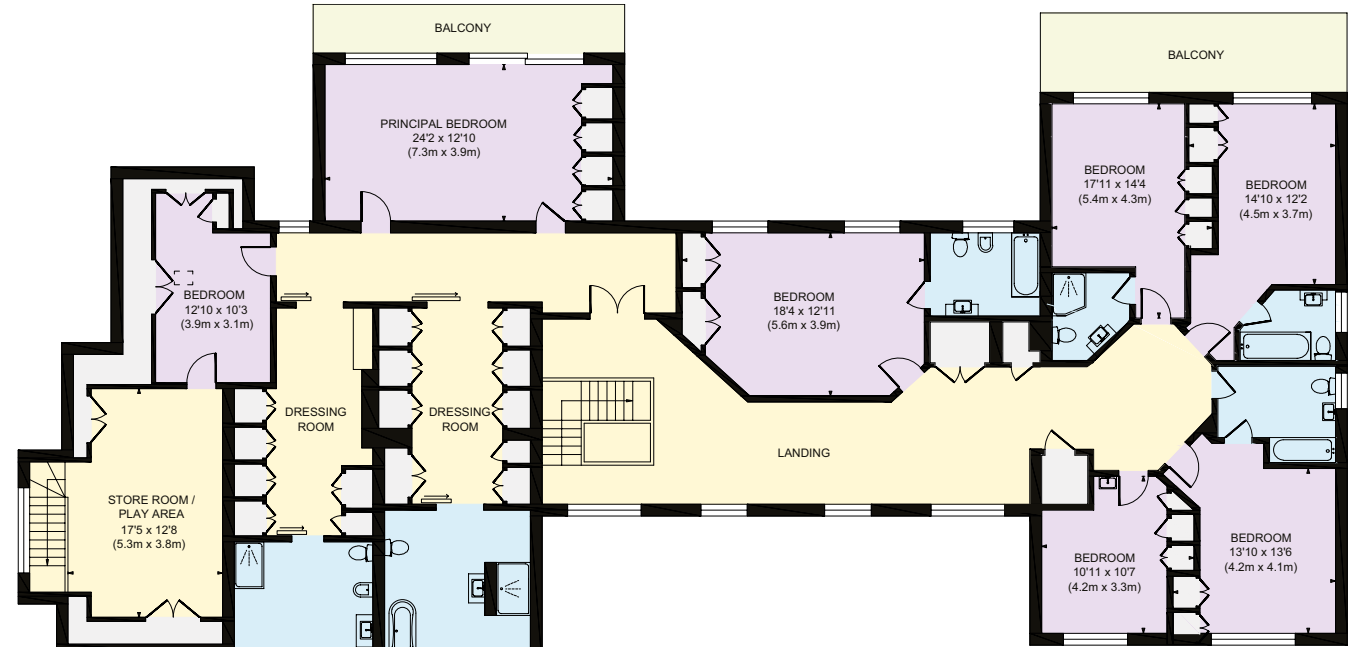
Main House: 7865 sq ft / 730.6 sq m

Garage: 477 sq ft / 44.3 sq m

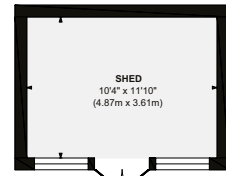
Outbuilding: 189 sq ft / 17.5 sq m

Total: 8531 sq ft / 792.4 sq m

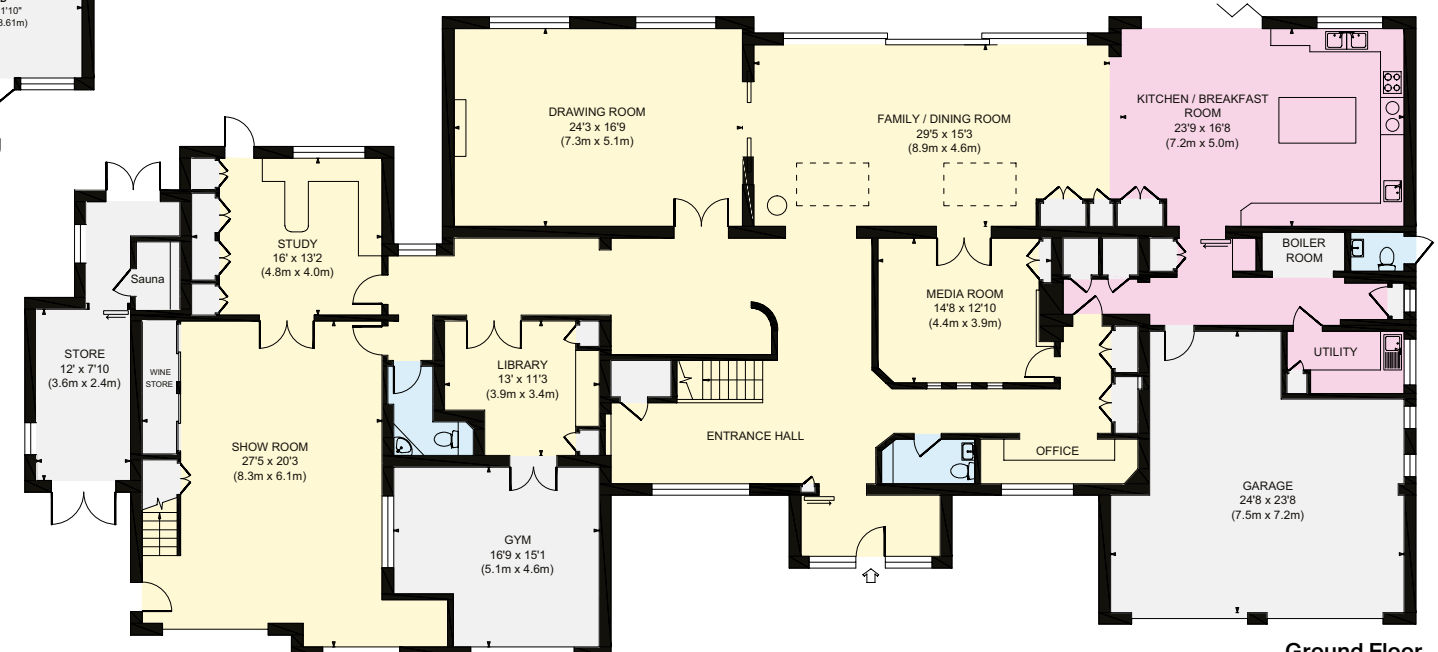
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Outbuilding



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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