



DANES WAY

Oxshott, KT22



DETACHED HOME FOR SALE IN THE DANES WAY ESTATE

This exceptional family home was built by Octagon and offers over 5,500 sq ft of luxurious living space. Situated in the highly sought-after and private Danes Way Estate, the property is conveniently located near Danes Hill School, local shops, and Oxshott train station.

			EPC
4-5	6	4	B
			
2			

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

The property is approached via electric gates. A spacious, block-paved driveway provides ample parking and direct access to the integral garage.

Upon entering, the welcoming hallway leads to various reception rooms, including a study, drawing room, dining room, sitting room, and an open-plan kitchen/breakfast/family room with bi-fold doors opening to the rear patio. The ground floor also features a utility room and access to a double garage.

The luxurious principal bedroom suite upstairs features a bathroom, shower room, and two walk-in dressing rooms. Additionally, there are three further bedroom suites on the first floor. The second floor offers a gym/additional bedroom, a family bathroom, and a fully equipped cinema room.

One of the property's standout features is the beautiful rear garden, which includes a large entertaining terrace with a fire pit, a purpose-built seating area, and an outdoor kitchen. The plot, extending to approximately 0.4 acres, enjoys stunning views over adjoining fields and paddocks.







LOCATION

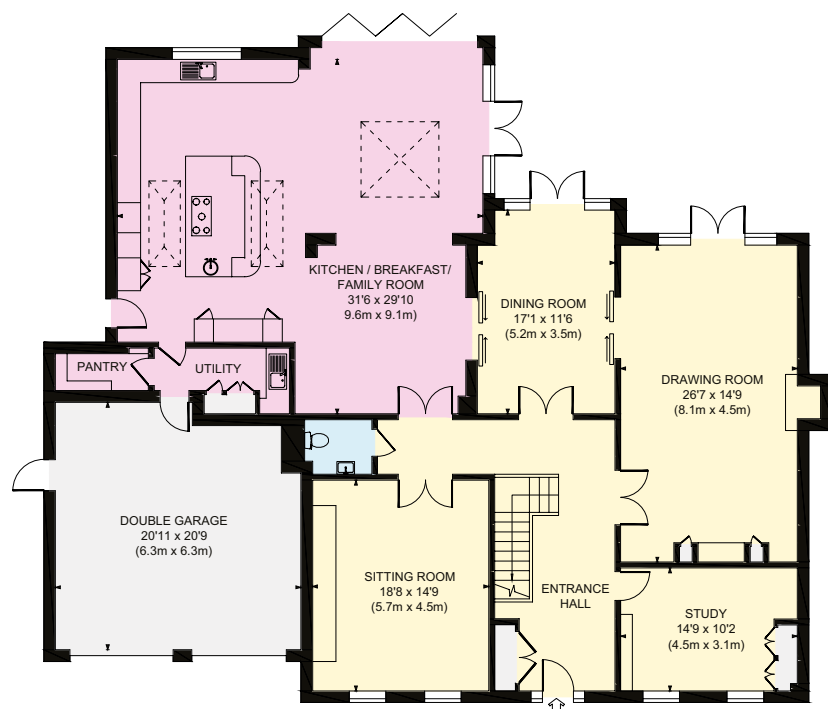
This property is ideally located within walking distance of both Danes Hill School and Oxshott train station, which offers a fast and direct service to London Waterloo (journey times from 36 minutes). Road links are excellent, with the A3 providing direct access to London, the M25, Gatwick and Heathrow airports.

The area is home to a wide range of highly regarded schools, including ACS International School, Danes Hill, Reeds School, and St Johns, Leatherhead, all within close proximity.

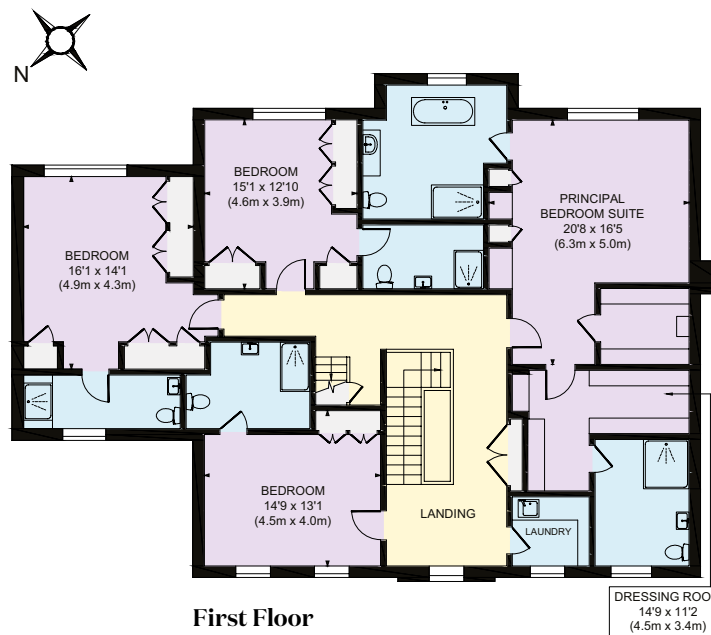
For those who enjoy sporting and recreational activities, the local area offers an outstanding selection. Golf enthusiasts can choose from prestigious clubs such as Beaverbrook, Queenwood, St George's Hill, and The Wisley. Additionally, there is racing at Sandown, Ascot and Epsom Downs, and polo at Guards Polo Club in Windsor Great Park. Outdoor lovers will appreciate the walking and riding opportunities available on Oxshott Heath.



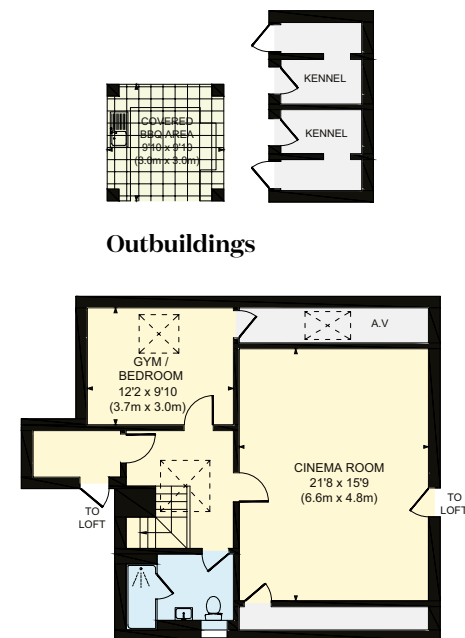
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



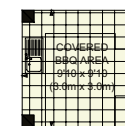
Ground Floor



First Floor



Second Floor



Outbuildings

Approximate Gross Internal Area =
 Main House: 4,985 sq ft / 463.09 sq m
 Garage: 410 sq ft / 38.06 sq m
 Outbuildings: 194 sq ft / 18.05 sq m
 Total: 5,589 sq ft / 519.20 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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