



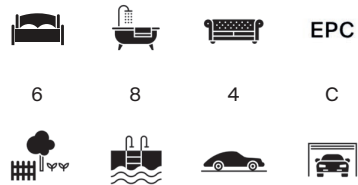
LEYS ROAD

Oxshott, KT22



DETACHED SIX BEDROOM HOME, LOCATED IN THE PRIVATE CROWN ESTATE, OXSHOTT.

This exceptional residence, built by the award-winning Hyatt Group, showcases a striking red brick façade and is set within one of the area's most prestigious private estates.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Upon entering, you're welcomed by double height ceilings and an elegant split staircase. The ground floor features a spacious, open-plan kitchen and living area with direct access to the indoor swimming pool and spa. Adjacent to the kitchen is a separate utility/laundry room with its own external access. The home offers four main reception rooms, including a formal living room, dining room, snug, and study. Additional amenities on this level include two storage rooms, an AV room, and two guest WCs.

The upper floors host six generously proportioned bedrooms and eight bathrooms. The luxurious principal suite boasts two dressing rooms, a large en-suite bathroom, and a private balcony overlooking the rear garden. One of the first-floor suites enjoys its own staircase, kitchen, and private entrance—ideal for guests or extended family. A gym with balcony access completes the first floor. On the top floor, you'll find a cinema room, bar, an additional reception space, and another balcony with elevated garden views.











LOCATION DESCRIPTION

Leys Road is located 1.5 miles from the A3 and 2.3 miles from the M25, offering a direct route to London and Gatwick and Heathrow Airports. It is also a short walk (1 mile) to Oxshott mainline station with a fast and direct route to London Waterloo (journey time approx. 36 minutes). (All distances approximate).

The area boasts a wide range of outstanding local private and state schools, including ACS International School, Danes Hill, Reed's School, Notre Dame and St. John's Leatherhead.

It is a short walk to Oxshott village, which caters to daily needs, and the gourmet, award-winning Victoria pub. A wider range of shops, boutiques and restaurants in Cobham, Esher and Guildford are all within a short drive, including several gastro-pubs, The Ivy Brasserie Cobham, Ivy Asia Guildford and the Beaverbrook Hotel and Spa.





Approximate Gross Internal Area

Main House 8714 sq. ft / 809.56 sq. m

Garage 558 sq. ft / 51.87 sq. m

Eaves: Storage 258 sq. ft / 24.00 sq. m

Total 9530 sq. ft / 885.43 sq. m



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

Approximate Gross Internal Area = 885.43 sq m / 9530 sq ft

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. (ID767266)

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