



KINGS LODGE

Crown Estate, Oxshott, Surrey



AN AWARD WINNING LUXURY RESIDENCE LOCATED WITHIN THE PRIVATE AND EXCLUSIVE CROWN ESTATE IN OXSHOTT, SURREY

Summary of accommodation

Ground Floor: Reception hall | Study | Two WCs | Dining room | Drawing room | Kitchen/breakfast room | Utility room | Family room | Boot room
Wine store | Plant room | Double garage

First Floor: Principal Bedroom with dual dressing rooms and en suite bathrooms | Four further bedrooms with en suite shower rooms | Staff living area

Second Floor: Two bedrooms with en suite shower rooms | Games room/home cinema | Bedroom/gym

Outbuildings: Pool house | WC | Shower room | Plant room | Pool store | Sauna | Half a basketball court

Distances: Kingston upon Thames 8.1 miles, Wimbledon 12.2 miles, M25 J10 6.1 miles, Guildford 15.3 miles
Central London 20.9 miles, Heathrow Airport 21.5 miles, Gatwick Airport 21.6 miles
(All distances are approximate)



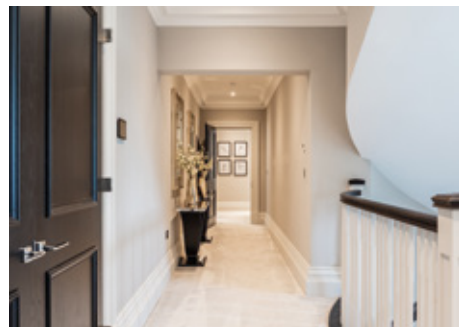
DESCRIPTION

This immaculate luxury residence was constructed by renowned private developer, Aspire, and won Best Residential Property in Surrey at the UK International Property Awards 2018. The property is located on one of the most sought-after roads at the heart of the Crown Estate in Oxshott, and occupies an elevated plot of around 0.63 acres with a westerly aspect.

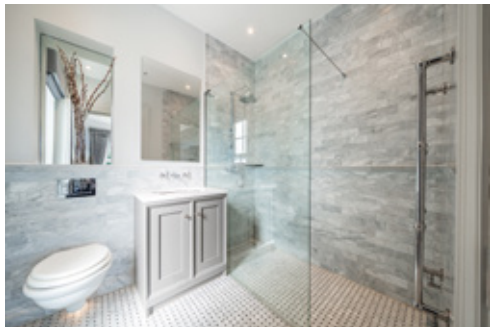
Approached through electric gates over a resin bond carriage driveway, the property features a sweeping staircase in the grand entrance hall, a large open plan kitchen and family area with direct access to the landscaped gardens and swimming pool, formal reception and dining rooms, private study and extensive utility space on the ground floor.







The first floor offers an expansive principal bedroom with ‘his and hers’ dressing rooms and bathrooms complete with book matched marble finishes, and a further three generous bedroom suites. There are an additional two excellent sized suites on the second floor, one of which is currently used as a gymnasium, along with a media room. Ducted air conditioning is present in the principal suite, two further guest suites, gymnasium, cinema room and library.





Externally the grounds have been designed and maintained meticulously and offer wonderful privacy and tranquillity. The extensive patio area leads directly from the kitchen to the large out door swimming pool which is complimented by the excellent pool house complete with sauna, shower, changing area and WC.

LOCATION

The property is situated in a prime position within the Crown Estate, an exclusive and highly desirable private estate in the village of Oxshott in Surrey.

Transport links - 5-minute drive to the A3, offering a direct route to London & the M25. Short walk to Oxshott mainline station with a fast and direct route to London Waterloo (journey time 36 minutes). 20 miles to Heathrow Airport and 23 miles to Gatwick Airport.



Schools - Wide range of outstanding local private and state schools, including ACS International School, Danes Hill, Reed’s School, Notre Dame Cobham and St. John’s Leatherhead are located close by. Royal Grammar School Guildford, King’s College School Wimbledon, St. George’s School, Charterhouse School, Wellington College, Harrow School and Eton College are all within easy driving distance.

Shopping and dining - Short walk to quaint Oxshott village which caters to daily needs as well as the gourmet, award-winning Victoria pub. Wider range of shops, boutiques and restaurants in Cobham, Esher and Guildford all within a short-drive, including several gastro-pubs, The Ivy Brasserie Cobham, Ivy Asia Guildford and the Beaverbrook Hotel and Spa. Luxury London shopping easily accessible.

Recreational activities - Golf at St. George’s Hill, Effingham, Burhill, Wentworth, Sunningdale, Queenwood, Foxhills and Wisley. Racing at Sandown Park, Epsom Downs and Royal Ascot. Guard’s Polo Club Windsor and The Royal Berkshire Polo club. Extensive walking and riding opportunities at Oxshott Heath and surrounding areas. Brooklands motor racing with Mercedes-Benz World and nearby theme parks at Chessington World of Adventures and Thorpe Park.

History and natural beauty - Hampton Court Palace and Windsor Castle within driving distance. Stunning landscaped gardens at Painshill Park, Claremont Gardens, RHS Garden Wisley. Surrey Hills Area of Outstanding Natural Beauty and South Downs nearby.

PROPERTY INFORMATION

Local Authority: Elmbridge Borough Council

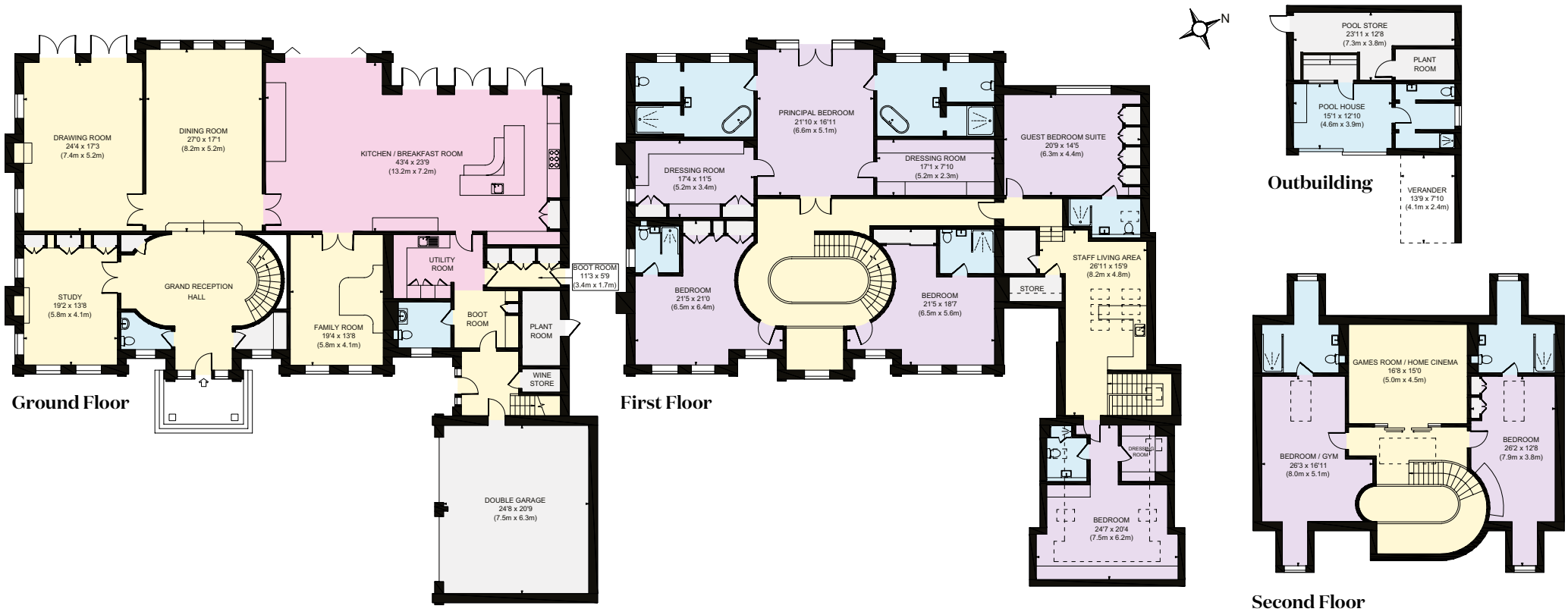
Council Tax: Band H

EPC rating: B

Services: Mains electricity, drainage and water. Gas central heating. Control 4 House Management, Irrigation System. Solar panels.



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



Approximate Gross Internal Area
Main House 8554 sq. ft / 794.68 sq. m
Garage 527 sq. ft / 49.00 sq. m
Outbuildings 474 sq. ft / 44.03 sq. m
Total 9555 sq. ft / 887.71 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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