



SPICERS FIELD

Oxshott, Surrey



A MODERN HOME EXUDING ARCHITECTURAL EXCELLENCE

Set in landscaped gardens in the heart of The Crown Estate.

Summary of accommodation

Entrance hall | Study | TV room | Drawing room | Dining room
Kitchen/breakfast room/family room | Utility room | Cloakroom

Principal bedroom with sitting room, dressing room and en suite | Four further bedroom suites
Games room/bar | Wine room | Separate staff accommodation | Garaging | Gym/garden room | Swimming pool

Approximately 8,815 sq ft

Distances: Oxshott 0.6 miles, Cobham 3.5 miles, Central London 21 miles
(All distances are approximate)

Local Authority: Elmbridge Borough Council
Council Tax band: H
Tenure: Freehold



THE CROWN ESTATE

The Crown Estate is an exclusive private estate in the village of Oxshott which has facilities of a thriving village including a main line railway station to London Waterloo (from 35 minutes).

Oxshott is also served by Cobham and Esher with their wide range of shops, restaurants, boutiques and recreational facilities.

There are many good public and private schools but notably Danes Hill, Reeds, ACS International School, St John's, City of London and Notredame are all nearby, to name but a few.





THE PROPERTY

18 Spicers Field is a luxurious home architecturally designed with great detail, built by Queensgate, a renowned local developer. The house is beautifully finished and includes smart home automation and air con to key rooms.

There are curved glass windows and doors from the Kitchen/Breakfast/Family room onto the large garden terrace, a climate controlled wine room entered by black crittall windows and doors, being a superb feature off the main entrance hall, and large open plan living make this a true family home.

The principal bedroom suite is approximately 1200 sq ft has a sitting area, bedroom, dressing room with private access door to the rear staircase, and large en suite bathroom. There are four further en suite bedrooms, a games room with kitchenette on the top floor and a self-contained annexe above the garage with a fully separate entrance.

Outside there is a swimming pool, beyond which lies the changing facilities and the gym/garden room. The grounds have been fully landscaped.

There is air conditioning to all first floor bedrooms, the gym and the kitchen/breakfast/family room and an intelligent house system run by Control 4 providing CCTV, TV distribution audio system, video entry system and lighting to the main areas. There are exterior speakers for the patio and pool house. The house also has a fully automated irrigation system.

The accommodation includes; entrance hall, study, drawing room, dining room, TV room, wine room, kitchen/breakfast/family room, utility boot room, cloak room and garage on the ground floor, together with a garden/gym and changing facilities.

The first floor comprises principal bedroom suite, three further bedrooms suites, as well as a self-contained annexe/staff accommodation, with the top floor having a further bedroom suite, large games room with bar and kitchen facilities and a further bathroom.





Approximate Gross Internal Area
8815 sq ft / 819 sq m
Outbuildings: 306 sq ft / 28.4 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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