








LEYS ROAD

Crown Estate, Oxshott, Surrey



A MAGNIFICENT NEO CLASSIC MANSION IN THE HEART OF THE CROWN ESTATE

With indoor and outdoor swimming pools,
air conditioning and staff accommodation.

			EPC
8	8	5	B
			
		2	0.69 acres

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



DESCRIPTION

The property is located on Leys Road within the ever popular Crown Estate in Oxshott, Surrey. Occupying a beautiful plot of around 0.69 acres, the house is arranged of three floor and extends close to 13,000 square feet offering excellent living and entertaining spaces throughout.

The ground floor comprises a grand entrance hall with marble flooring leading to an impressive formal drawing room, study, dining room and expansive family kitchen and living area. This in turn leads on to a wonderful orangery flooded with natural light, as well as access to the garaging, utility room, pantry and rear staircase to the staff accommodation above.





The first floor offers an exceptional principal suite with dual dressing rooms and bath rooms, with a further four bedroom suites all complete with dressing rooms and air conditioning.





Staff accommodation



The lower ground floor provides the extensive leisure facilities complete with indoor swimming pool, gym, steam room and spa, bar area with steps up to the garden. There is also a climate controlled wine display room, as well as a children's play room which could easily be repurposed to create a home cinema.

Externally the property is accessed via electric security gates and has the benefit of a carriage driveway. The grounds have been professionally landscaped and maintained to the highest of standards, with an array of mature planting and automated irrigation systems. The rear garden has been enhanced by the current owners with the installation of an outdoor heated swimming pool, ensuring the most is made of the warm summer days.





LOCATION

The property is situated in a prime position within the private Crown Estate, an exclusive and highly desirable address.

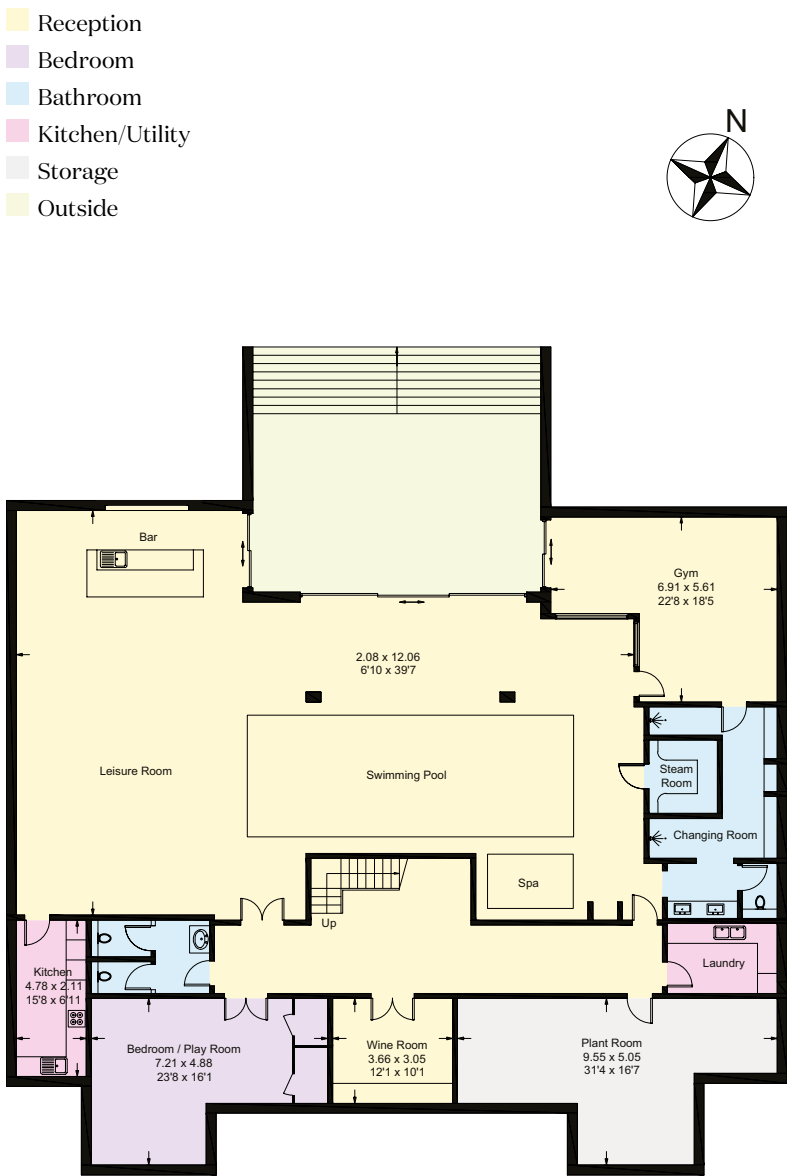
Transport links - 5-minute drive to the A3, offering a direct route to London & the M25. Short walk to Oxshott mainline station with a fast and direct route to London Waterloo (journey time 36 minutes). 20 miles to Heathrow Airport and 23 miles to Gatwick Airport.

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.

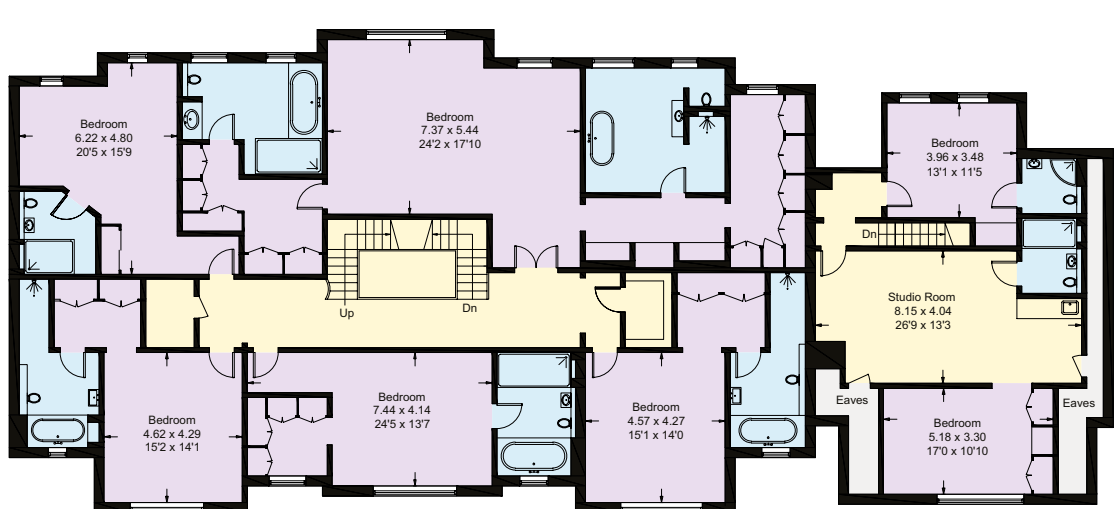
Recreational activities - Golf at St. George’s Hill, Effingham, Burhill, Wentworth, Sunningdale, Queenwood, Foxhills and Wisley. Racing at Sandown Park, Epsom Downs and Royal Ascot. Guard’s Polo Club Windsor and The Royal Berkshire Polo club. Extensive walking and riding opportunities at Oxshott Heath 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.

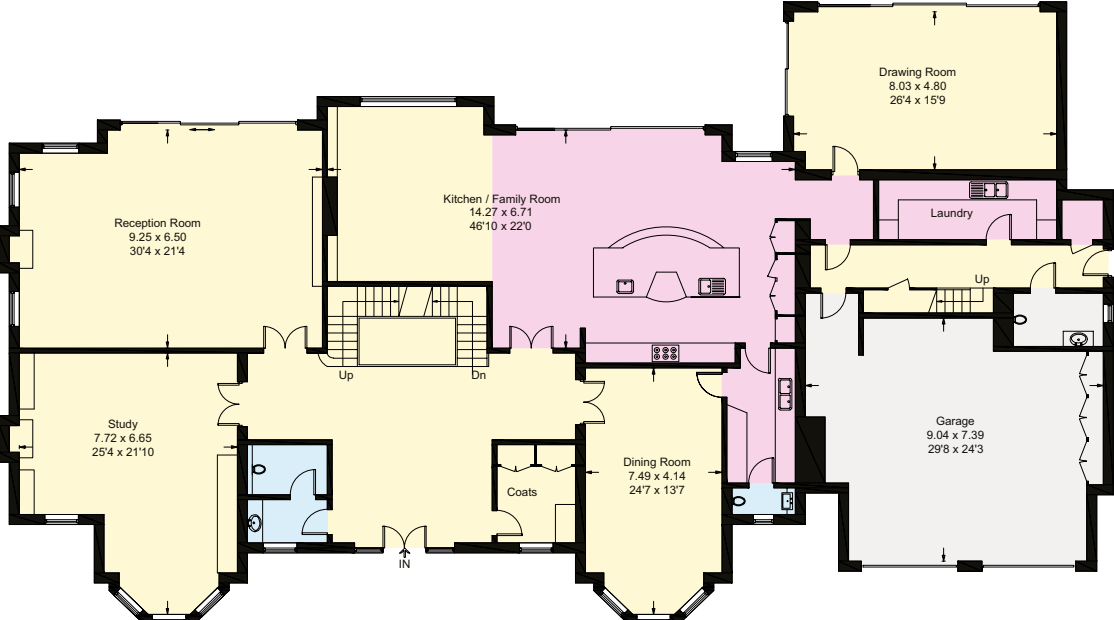


Lower Ground Floor

Approximate Gross Internal Area
Main House 12,374 sq. ft / 1,149.56 sq. m
Garage 617 sq. ft / 57.34 sq. m
Total 12,991 sq. ft / 1,206.90 sq. m



First Floor



Ground Floor

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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