



Birds Hill Road, Oxshott **KT22**

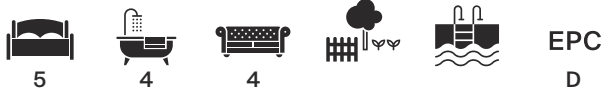


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On the ground floor you have a large entrance hall leading to a library, double reception room, study, kitchen/ breakfast room with a family room, utility and WC. Upstairs are a principle bedroom with wardrobes and en-suite bath and shower, two further bedrooms suites (one with a bath and one with a bath and shower), two further bedrooms and a family bathroom.

Outside the large garden has an outdoor swimming pool with pool house and indoor hot tub, sauna and shower with WC. There is a separate home office with WC.



Furniture: Available unfurnished

Tenancy available from: 24th March 2024

Deposit: £17,307.69

Local authority: Elmbridge Borough Council

Council tax band: H



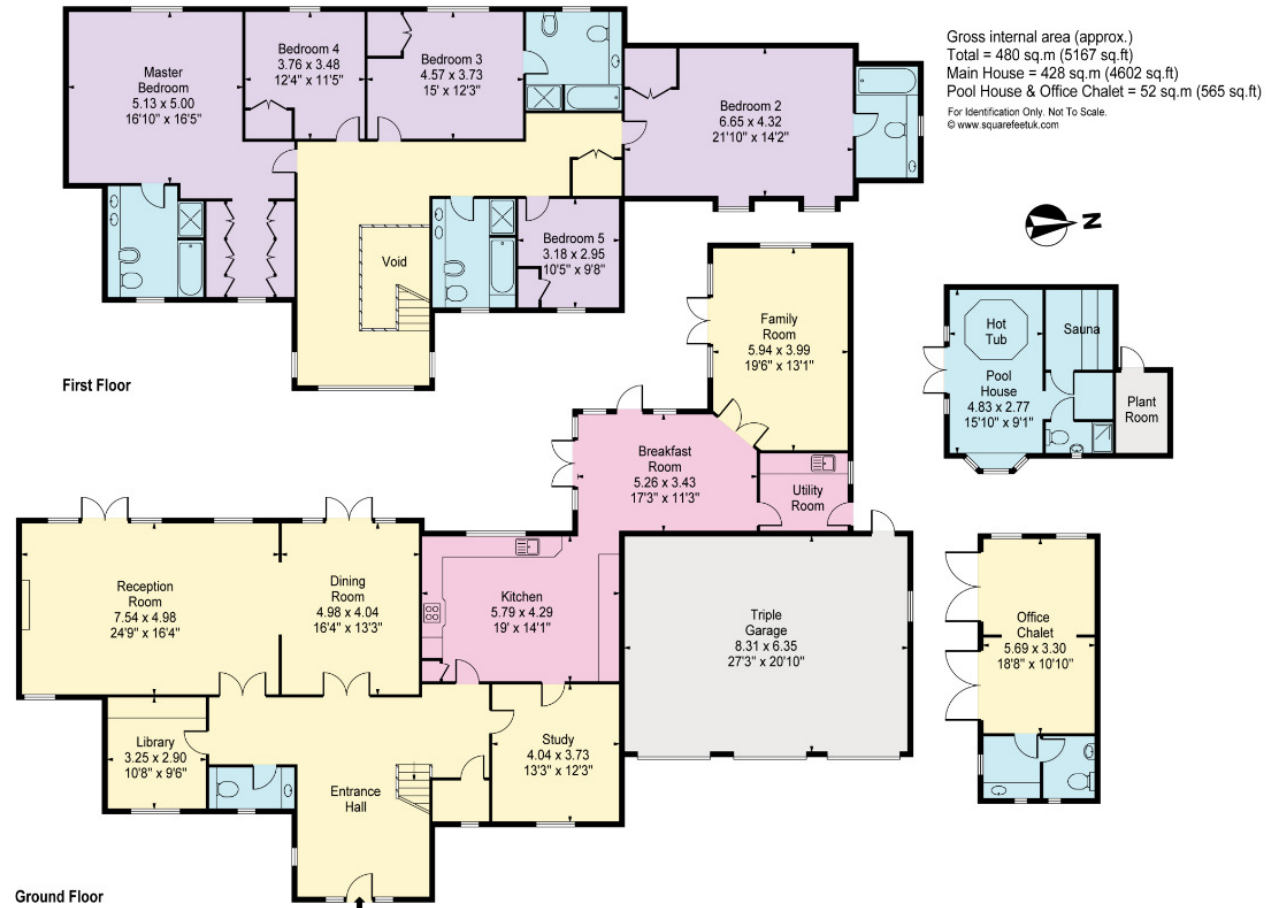


Location

The property is situated within the prestigious Crown Estate, an excellent private location with easy access to Oxshott village and BR station with trains to London Waterloo. Esher and Cobham are within a mile with their variety of shops, restaurants and recreational facilities. Kingston upon Thames is also nearby, offering high street names and department stores. The A3 is within a short driving distance, giving access to London and the M25 which, in turn, leads to the national motorway network and Heathrow and Gatwick airports. There are a number of excellent private and state schools in the area including Daneshill in Oxshott and the American Community School in Cobham



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2023. Photographs and videos dated February 2024.

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