



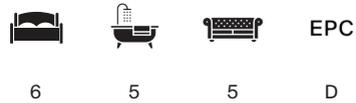
BADGERS BEND,

Oxshott KT22



CHARMING COUNTRY LIVING

Beautiful family home set in a semi rural location with views over open fields.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Furniture: Optional

Minimum length of tenancy: 12 months

Deposit amount: £20,077

Available date: 01-10-2025

Guide price: £14,500



PRIVATE FAMILY HOME

Set in 1.2 acres, adjacent to Crown Estate Farm Land, this lovely family home is set behind electric gates with stunning views. The property features an outdoor swimming pool, a modern floodlit tennis court, a gym, and a spa area.

The property is approached by a long gravel driveway that provides parking for several cars and a large double garage that can fit up to three cars. Leading from the open entrance hall are the principal reception rooms including a very large vaulted drawing room, dining room, family room, study, and a further living room which could also be used as a cinema room. The house features a modern kitchen/breakfast room with a utility room and is a spa area that includes a steam room and a separate cloakroom downstairs. The gym has double doors leading to the tennis court and access through to the garage.







SPACIOUS BEDROOMS, STUNNING GARDENS

On the first floor is the large principal bedroom suite with double doors onto the balcony with views over the garden and adjacent meadows. There are four further large double bedrooms all with en suites. One of them also benefits from having a balcony overlooking the rear garden and tennis court.

On the second floor is a large vaulted full-length room which could be used as an additional bedroom, games room, or staff accommodation. There is also a very high vaulted loft adjacent to the room.

The mature landscaped gardens are simply spectacular and offer a modern floodlit tennis court swimming pool and decked hot tub.



OUTSTANDING LOCATION AND LIFESTYLE

For commuters living in this location, transport links are excellent: trains from Oxshott to London Waterloo take 32 minutes, while the nearby A3 and M25 provide easy road access to central London, the motorway network, and Heathrow (18 miles) and Gatwick (22 miles) airports.

Shops and amenities can be found in Oxshott, Cobham and Esher, with larger centres at Kingston (7 miles) and Guildford (14 miles). The area offers excellent sporting facilities, including several golf clubs, Oxshott Village Sports Club, and the Beaverbrook Country Club.

Further leisure options include racing at Ascot, Windsor, Kempton Park, and Sandown. Oxshott Heath and Esher Common are ideal for recreation and dog walking.

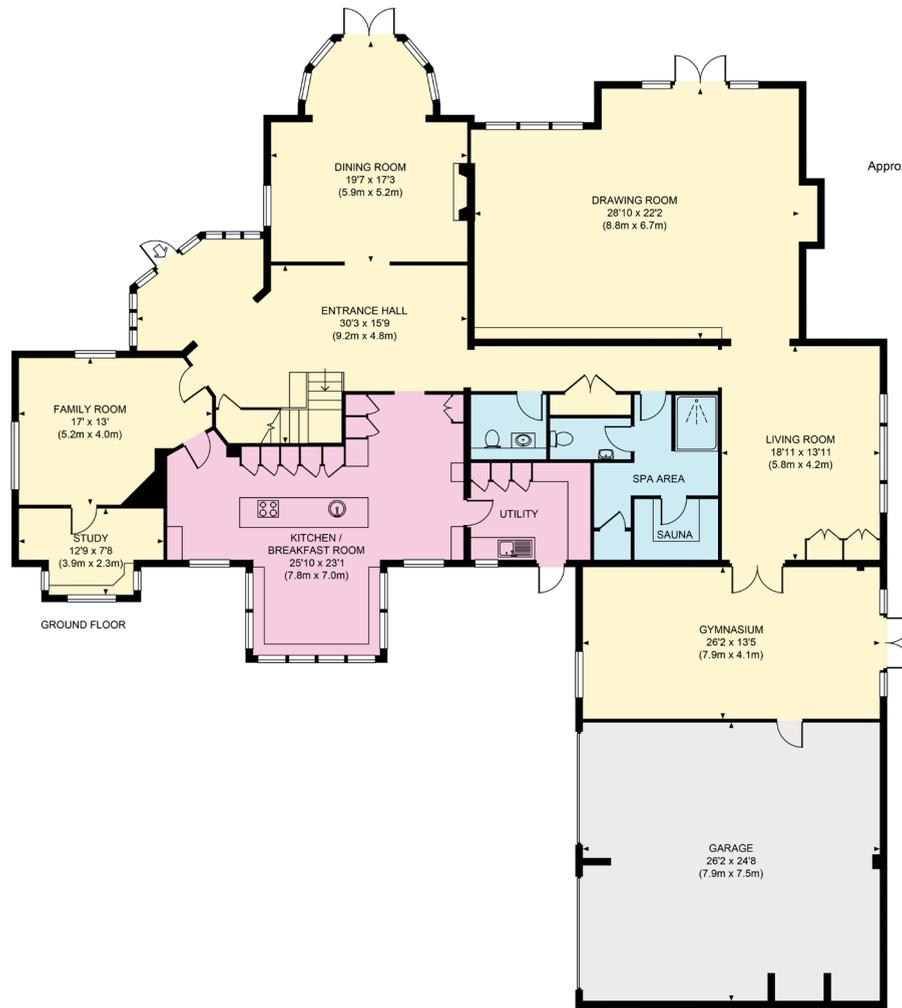
Local schools are highly regarded, such as Danes Hill in Oxshott, Reed's in Cobham, Claremont Fan Court in Esher, Rowan Preparatory in Claygate, and St John's in Leatherhead.

Don't miss out on this superbly located home!

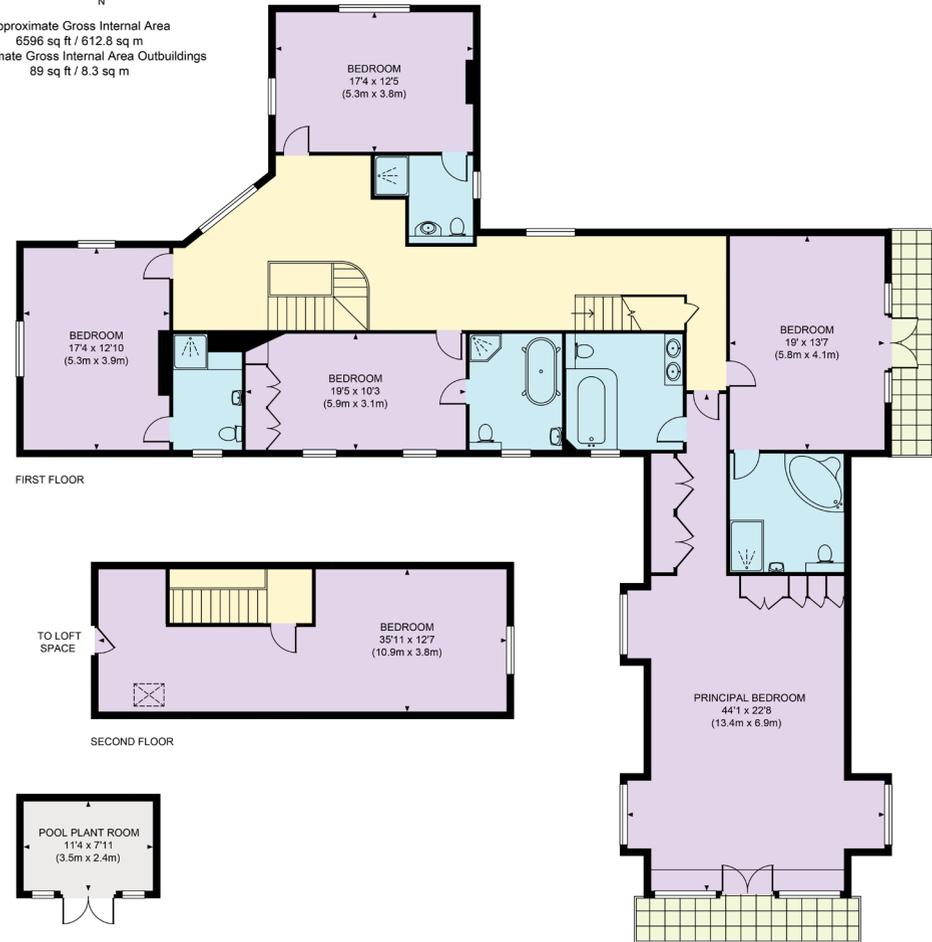








Approximate Gross Internal Area
6596 sq ft / 612.8 sq m
Approximate Gross Internal Area Outbuildings
89 sq ft / 8.3 sq m



Approximate Gross Internal Area = 6841 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)

We would be delighted
to tell you more.

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