



232 BROX ROAD
Ottershaw, KT16 ORA



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BROX ROAD

This charming family residence offers a homely and light-filled living experience throughout. Upon entry, you are greeted by a snug room, currently set up as a home-office for two. The main reception room is the focal point for relaxation, with its feature fireplace and large windows overlooking the secluded garden.

Separately, the WC is conveniently tucked away from the heart of the home: the kitchen.

Catering to the modern family looking to entertain and spend quality time together, this space has been custom-made by Schmidt, boasting a stylish layout and situated in an ideal location on the ground floor, providing entry to a separate dining room, as well as the garden.

The first floor features four bedrooms, including an en-suite and private balcony in the principal suite, as well as a separate family bathroom – all offering elegant design and practicality.

This family home offers off-road parking for three vehicles with an EV charging point at the front and side access to the rear, leading to the 180 feet long manicured garden, which has been meticulously crafted to cater to all.

There is an elevated patio space which extends long enough to accommodate a BBQ area and outdoor furniture. The garden itself is extremely generous, and at the back, plans have been approved to create an outbuilding - which would make an amazing location for a gym, games room or an outdoor office.

INTRODUCTION SUMMARY

Positioned in the heart of Ottershaw, this impressive four-bedroom detached family home combines style with practicality. The property boasts plenty of versatile space, including a double-storey rear extension, multiple reception rooms, a bespoke Schmidt fitted kitchen, and an impressive 180 feet long garden. This is complemented by a great location that also offers close proximity to some fantastic amenities and transport links - offering a harmonious blend of rural charm and modern conveniences.





GROUND FLOOR

Overlooking the driveway is a meticulously designed snug room, currently being utilised as a home-office for two. The bay window floods the room with natural light, and the ample space allows for this room to remain multifunctional - combining the ability to work but also relax. The desk and the cabinets are all bespoke fittings by Schmidt, which lends a modern finish to the interior.



GROUND FLOOR

Another bespoke made-to-measure fitting is installed in the hallway, providing a sleek and handy storage space by the front door.



GROUND FLOOR

The WC is neatly tucked away from the main rooms.



GROUND FLOOR

At the back of the house sits the main reception room, which exudes a warm and relaxing ambiance with its exposed brick fireplace and LED spotlights, which are complemented by the neutral tones of the wooden floor and soft beige walls. With white shutters on the windows overlooking the elevated private garden, this living room strikes a perfect balance between contemporary class and cosy charm, making it an inviting and functional space for relaxation and entertainment.









GROUND FLOOR

Via the hallway you enter the heart of this home; the kitchen.

The overall style here is modern, aided by the bespoke Schmidt fittings in the form of the Quartz worktops, to the matte grey units, and standing radiators.

This is contrasted beautifully by the herringbone tiles, which continue the warm wood theme from the living room.

Everything has been made-to-measure to maximise space, from the professional grade dual-fuel cooker, to the mini pantry and breakfast bar - making this space perfect for passionate home cooks and entertainers alike.



GROUND FLOOR

At the far end of the kitchen, an open doorway leads into a bright dining area, framed by large windows that allow natural light to flow in. This connection to the dining space makes hosting guests and family dinners seamless and convenient.



FIRST FLOOR

The carpeted staircase leads up to the middle of the first floor, with two bedrooms either side, providing access to a total of four bedrooms and one family bathroom.





FIRST FLOOR

The master bedroom ticks all the boxes, from ample built-in storage, to space for a large double bed, a balcony overlooking the garden, and a recently renovated en-suite with a standing shower.

Natural light touches every inch of the room, via the windows which are framed with sleek white shutters.



FIRST FLOOR

Bedroom two also boasts plenty of space, and features an integrated wardrobe.

Bedrooms three and four continue the theme of style and comfort, and like the rest of the property, are lit by LED spotlights.



FIRST FLOOR

The first floor is completed by the family bathroom, again in a light neutral tone like the rest of the home.



OUTSIDE

This stunning property sits behind a private driveway which would easily hold three vehicles, and features an EV charging unit.

The side access takes you to the back of the property, where the garden is elevated by a few steps, and extends 180 feet long.

The patio space is ample for al fresco dining, and is complimented by tall fences throughout - providing total privacy and security.



OUTSIDE

There is another patio space at the end, currently used as a children's play area, whereby plans have been approved to create an outbuilding, as electricity is already in place. This would make an amazing location for a gym, games room or an office. Against the back wall there are two additional units, yielding an additional 240 square feet of secure storage space.



LOCATION

Situated at the far end of Brox Road towards the A320 toward Woking, this home benefits from being just half a mile away from the town village, featuring a range of local shops including a supermarket, post office and doctors surgery.

For more extensive shopping and dining options, areas such as Woking and Weybridge are on either side of Ottershaw.

The bus stop directly outside the property will get you to Woking station in 10 minutes, from which you can get to Waterloo in 25 minutes, making travel into London a swift journey. The M25 is situated just 2 miles away, providing great proximity to Heathrow, the M3 and central London by car.

You are spoilt for choice for outdoor fun, with Foxhills Country Club just 5 minutes away, as well as easy access to the likes of Thorpe Park, Topgolf and Mercedes-Benz World.

LOCAL SCHOOLS:

- C of E Infant & Junior School - 1.5 miles
- Salesian Secondary School - 2.5 miles
- Pyrcroft Grange Primary School - 2.8 miles
- St George's College - 4.0 miles



Photo Credit: Photo by Federico Respini & Courtney Cook

GENERAL INFORMATION

SERVICES:

Mains water, gas and electric.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Runnymede Borough Council and Council Tax Band: F

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Hamza Khan, 07932 475 047, hamzakhan@luxurypropertypartners.co.uk

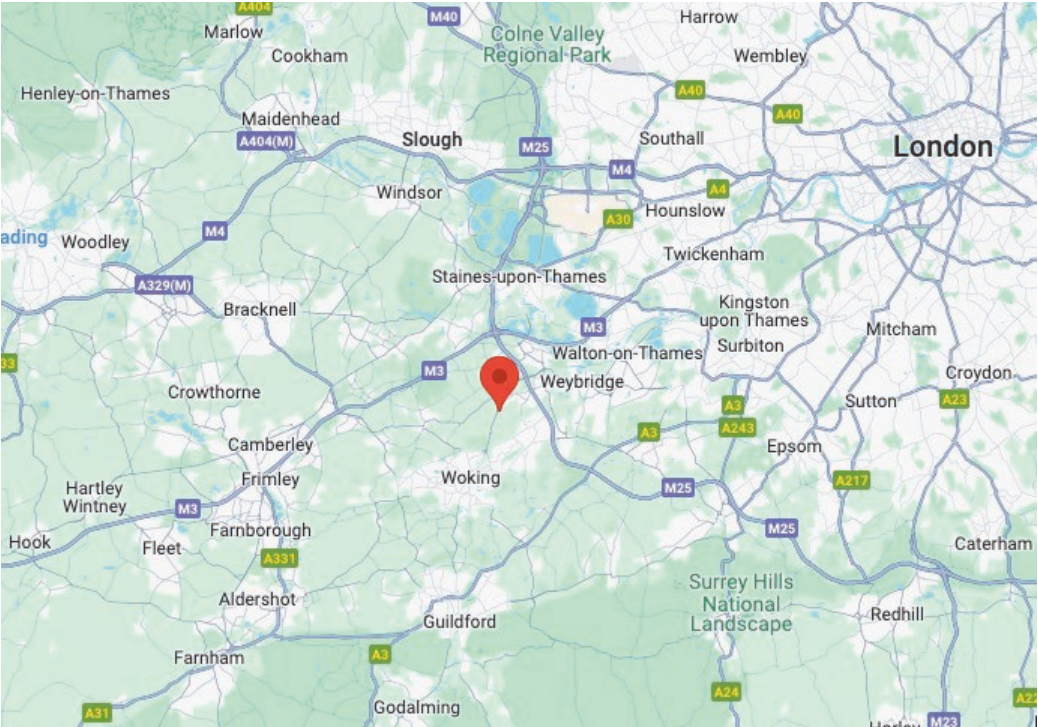
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

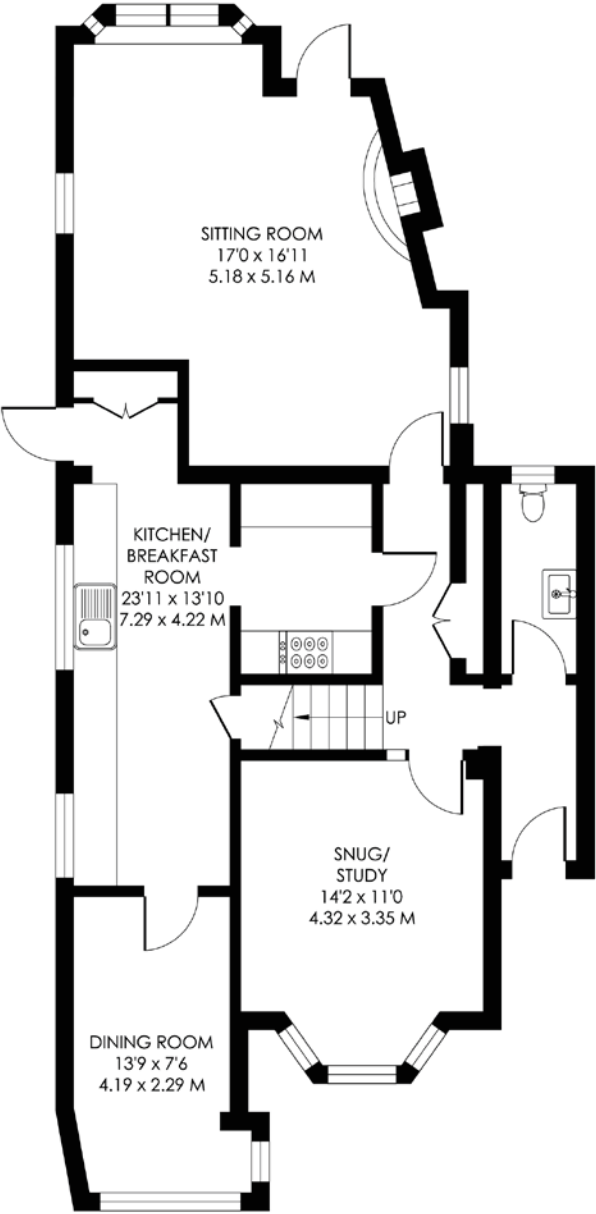
BULLET POINTS:

- Stylish four-bedroom detached family home
- Secluded 180 feet long garden with patio & kids play area
- Two-storey rear extension
- Master bedroom features en-suite and balcony
- Modern Schmidt fitted kitchen leading through to dining room
- Impressive living room with feature fireplace
- Separate snug used as a home-office for two
- Three car driveway with EV charger
- Local station connects to Waterloo in 25 mins
- Council Tax Band: F | Freehold | EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



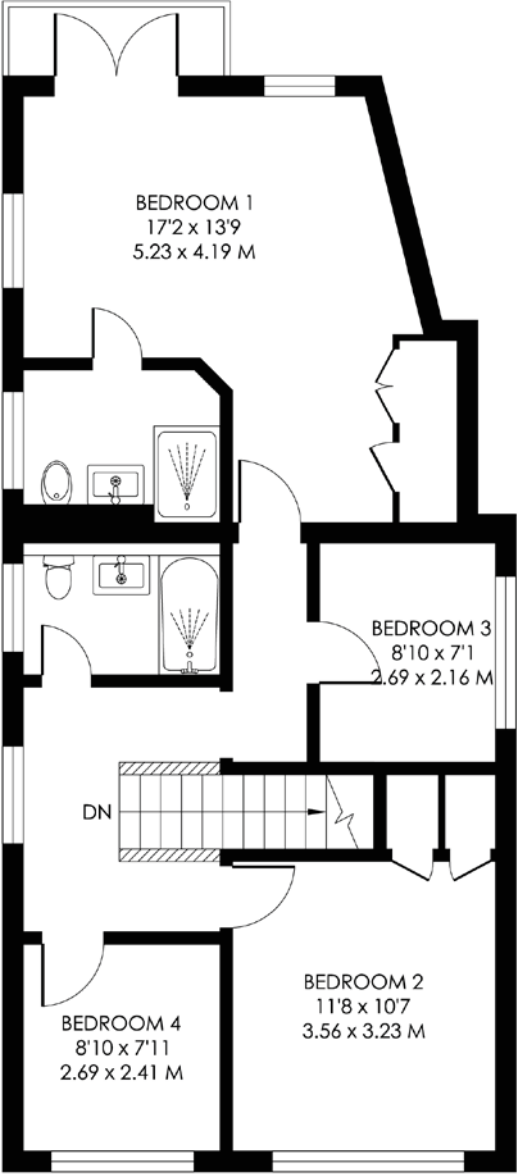
GROUND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 933 SQ FT
TOTAL AREA : 933 SQ FT

FIRST FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA	
MAIN HOUSE :	762 SQ FT
TOTAL AREA :	762 SQ FT



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Important Notice

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