



Danbury Oxshott Road, Leatherhead, KT22 0EN

Price Guide £1,150,000



- DETACHED FAMILY HOUSE
- 0.42 ACRE SW FACING PLOT
- THREE RECEPTION ROOMS
- SPACIOUS HALL & LANDING
- DOUBLE GARAGE + AMPLE PARKING
- 3248 SQ.FTINCL.GGE
- FOUR DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM
- LARGE BASEMENT/BILLIARDS ROOM
- LOVELY 200' + REAR GARDEN

## Description

This lovely detached family home, built by the current owner approximately 45 years ago, offers 2923 sq.ft (plus detached double garage) of bright and spacious accommodation over three floors whilst set on a mature 0.42 acre South West facing plot.

A spacious reception hall entrance with cloakroom leads to a good sized kitchen breakfast room and three reception rooms including a magnificent double aspect 34' x 16' Sitting Room, Study and Dining room with door to the terrace.

A particular feature of the property is an impressive full height 33'6 x 19'8 basement with bar/family area and useful storage cupboards.

Upstairs, there are two large double bedrooms with fitted wardrobes, small double bedroom, family bathroom and superb master bedroom with range of fitted wardrobes and en suite large shower enclosure.

Set at the head of a cul-de-sac, the driveway provides ample off street parking and leads to a detached double garage with electric up and over door. Wide side access leads to a splendid mature rear garden with South West aspect. The garden is mainly laid to lawn with wide terrace and screen fencing.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	G



## Situation

The property is situated approximately 1.5 miles from Oxshott Village with its convenience shopping, pubs and restaurants whilst nearby Leatherhead (approximately two miles distant) offers a wider range of facilities including Waitrose and Sainsburys.

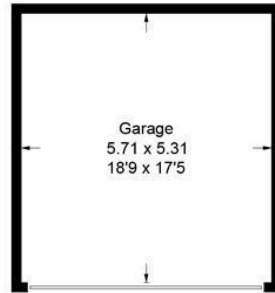
Leatherhead town also offers a comprehensive range of shopping facilities including a Tesco and Lidl Superstores, Swan Shopping Centre with many high street stores, Leatherhead Theatre, Library in Church Street and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town at Fetcham Grove.

Oxshott and Leatherhead main line railway stations offer fast and frequent services north to London and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the motorway, Gatwick and Heathrow Airports.

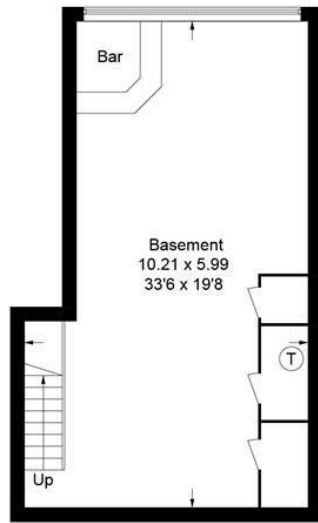
There is a wide range of quality private and state schooling in the general area. Private schools include Dane's Hill in Oxshott, St. John's in Leatherhead, Downsend School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby are Oxshott Woods, Norbury Park in Fetcham and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including Leatherhead Golf Course (within a 'stones throw' of the property), The RAC Country Club at Epsom, Leatherhead Tyrrells Wood Golf Club and Beaverbrook Luxury Members Club with its golf course set in 400 acres.

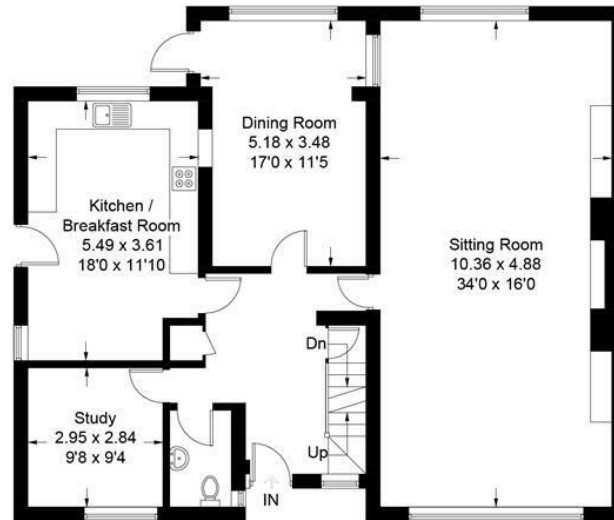
Approximate Gross Internal Area = 271.6 sq m / 2923 sq ft  
 Garage = 30.2 sq m / 325 sq ft  
 Total = 301.8 sq m / 3248 sq ft



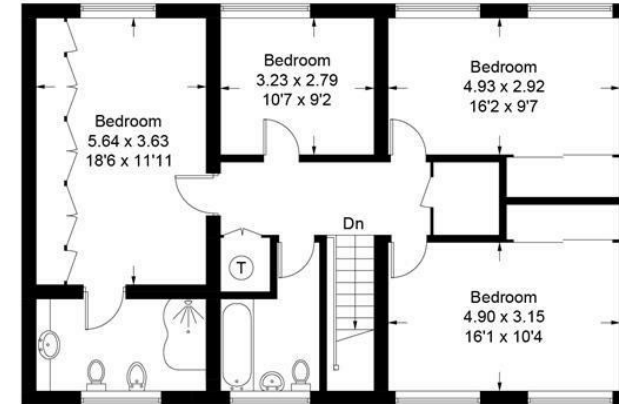
(Not Shown In Actual  
Location / Orientation)



Lower Ground Floor



Ground Floor



First 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 decisions reliant upon them. (ID1075295)

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