



Meadway Danes Close, Oxshott, KT22 0LL  
Price Guide £1,475,000 Freehold

**SITUATION AND DESCRIPTION**

Situated at the end of a private close and backing on to the fields of Oxshott Village Sports Club, this eye catching property, built in 1933 benefits from high ceilings and character features. The current owners have enjoyed 27 years in this tranquil location and now offer an opportunity for a new family to utilise the vast potential that the property has.

**ENTRANCE**

At the front of the house all windows contain a gothic style arch, including the main door into the vestibule. Here there are a large coats cupboard with ample storage space and the cloakroom. This leads through to the main hallway with stairs to the first floor and doors to all rooms.

**LIVING ROOM**

20'10" x 13'11" (6.37m x 4.26m)

Living room has a rear rear aspect with double casement doors to the garden. Claygate brick open fireplace. Traditional wooden floorboards flowing into the dining area.

**DINING AREA**

20'2" x 9'0" (6.15 x 2.76m)

Light space with triple aspect windows and door to:

**KITCHEN**

14'9" x 13'2" (4.51m x 4.02m)

Range of wall and base units with worktop over. Integrated appliances including eye level oven and grill, dishwasher, fridge and four ring gas hob with extractor over. Surface mounted, porcelain one and a half bowl sink with drainer and mixer tap over

**STUDY/PLAYROOM**

11'1" x 7'10" (3.4m x 2.39m)

Side aspect

**CLOAKROOM**

Low level W.C. with concealed cistern and vanity unit with surface mounted wash hand basin and storage below.

**STAIRS TO FIRST FLOOR LANDING**

Loft hatch with pull down ladder.

**MASTER BEDROOM**

13'11" x 13'11" (4.25m x 4.25m)

Rear aspect with views over the sports fields. Built-in triple wardrobe with store cupboards above. Additional storage cupboard and airing cupboard housing the hot tank.. Door to:

**EN SUITE SHOWER ROOM**

Large cubicle shower, low level W.C. with concealed cistern and vanity unit with surface mounted wash hand basin and storage below.

**BEDROOM TWO**

16'2" x 13'11" (4.93m x 4.25m)

Rear aspect with a wall of mirrored, sliding door wardrobes.

**BEDROOM THREE**

11'3" 11'1" (3.45m 3.39m)

Twin aspect with a wall of mirrored, sliding door wardrobes plus additional built-in storage and shelving.

**FAMILY BATHROOM**

Panel enclosed L shaped bath with shower over, low level W.C. and pedestal wash hand basin. Large feature window with gothic arched panels.

**LOFT ROOM / BEDROOM FOUR**

14'4" x 12'1" (4.38m x 3.7m)

The loft has been boarded throughout and insulated to create a useable space, ideal as an office or hobby room. Three Velux windows let in ample light and there are numerous eaves storage cupboards. An earlier planning permission allowed for a proper staircase to formalise the space as bedroom four.

**UTILITY ROOM**

16'8" x 8'9" (5.1m x 2.68m )

External access front and rear. Range of wall and base units with worktop and stainless steel sink and drainer. Wall mounted boiler. Space for washing machine, tumble dryer and under counter fridge/freezer. Stable door to rear garden.

**SUMMER HOUSE**

21'7" x 13'8" (6.6m x 4.18m)

Spacious outdoor room with power and light. Storage space to the rear and opening out onto a large decked area. There is also a rear access door to a sectioned off area suitable for garden tools.

**REAR GARDEN**

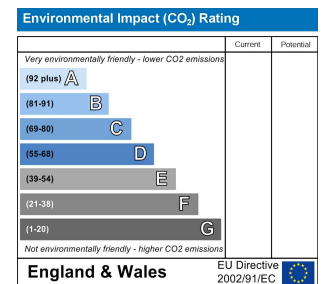
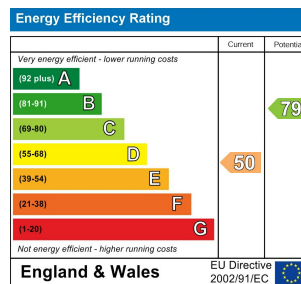
South-west facing with patio area, lawn with fence and mature hedge and shrub borders. Gate with direct access to the Oxshott Village Sports Club grounds. Behind the summer house is an area with raised vegetable beds.

**FRONT GARDEN**

Hedge enclosed with parking for several cars.

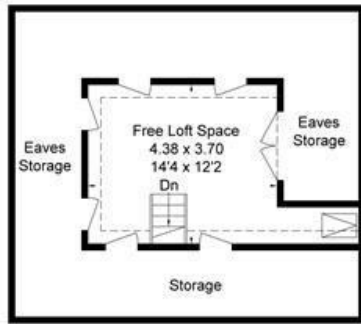
**GARAGE**

With electric up and over doors, power and light. Space for a car with workshop space to the rear.

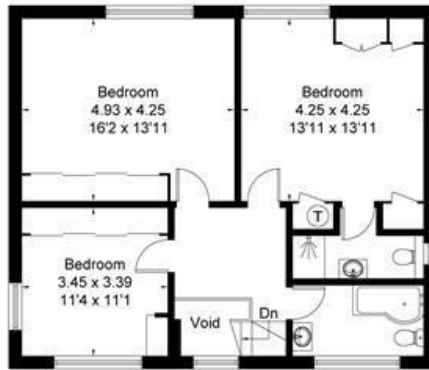




Approximate Area = 224.7 sq m / 2419 sq ft  
 Outbuildings = 72.6 sq m / 781 sq ft  
 Total = 297.3 sq m / 3200 sq ft  
 Including Limited Use Area (42.7 sq m / 460 sq ft)

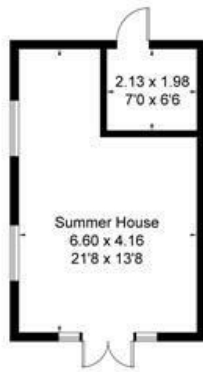


Second Floor

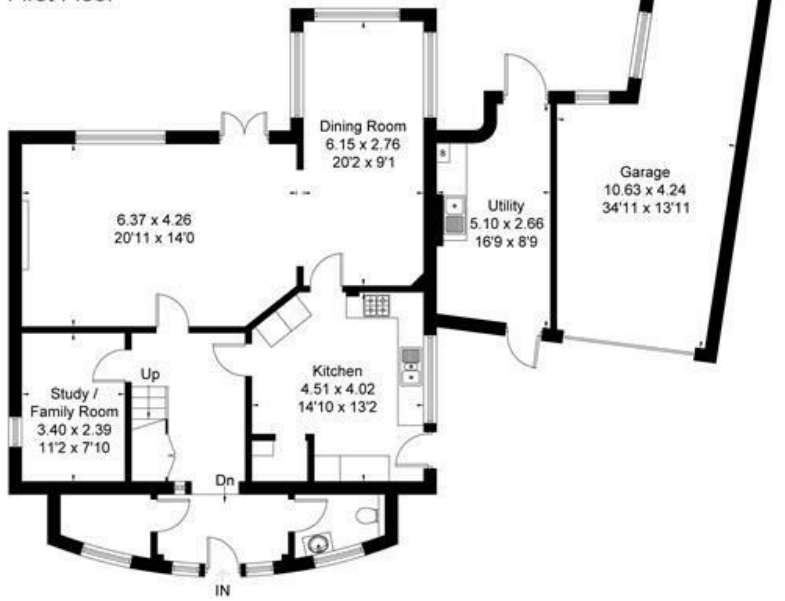


First Floor

□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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