

LEATHERHEAD ROAD

Oxshott, Surrey, KT22



AN EXCEPTIONAL HOME IN A PREMIUM GATED DEVELOPEMNT IN OXSHOTT | CHAIN FREE

This four double bedroom family residence offers in excess of 2,600 sq ft of beautifully presented accommodation, complemented by landscaped gardens, a detached garden office/gym and delightful woodland views.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Constructed to an exacting specification, including concrete floors throughout, this attractive family home combines contemporary design with well-balanced and practical accommodation. Set behind secure electric gates, the property enjoys a handsome façade, private driveway parking and a peaceful yet convenient position close to Oxshott village and mainline station.

The accommodation is arranged over three floors and centres around an impressive open-plan kitchen/dining room. Featuring contemporary cabinetry, integrated Siemens appliances, stone worktops and a substantial central island, this superb space is ideally suited to both family life and entertaining. The adjoining reception area is filled with natural light, with full-width bi-fold doors opening onto the terrace and landscaped rear garden, creating a seamless connection between the interior and exterior spaces.







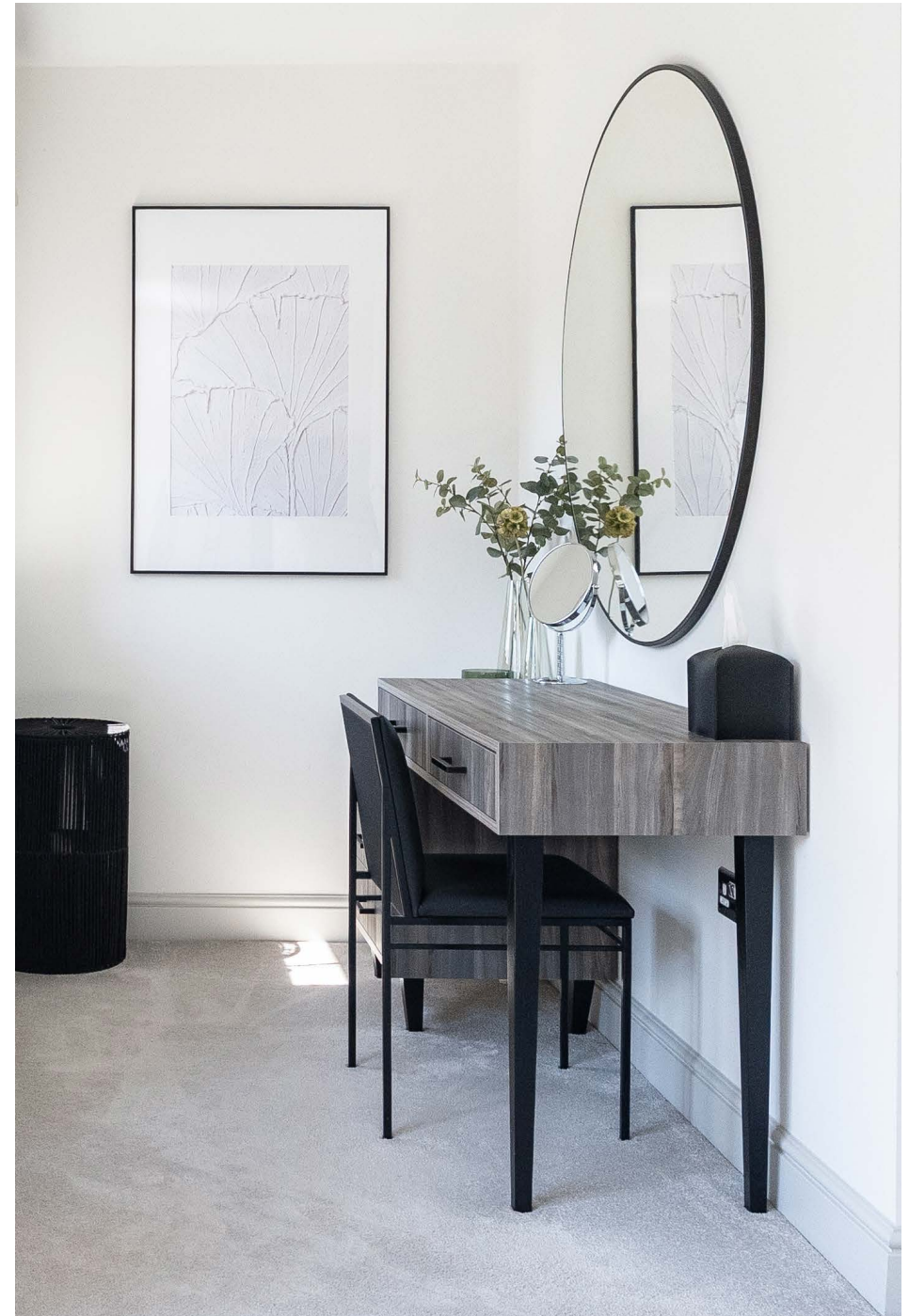


DESCRIPTION

A further reception room provides an elegant formal sitting room, whilst a utility room and guest cloakroom complete the ground floor.

On the first floor, the principal suite is a particular highlight, comprising a dressing room, en suite bathroom and direct access to a private roof terrace enjoying attractive views across the mature woodland beyond. A further double bedroom on this floor also benefits from its own en suite bathroom. The second floor provides two additional double bedrooms, both served by a well-appointed family bathroom, offering flexible accommodation for family living, guests or home working.

Outside, the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a generous paved terrace, level lawn and covered dining area. Separate from the principal house, a detached garden building provides valuable ancillary accommodation and is currently arranged as a gym and home office. Enjoying a private position within the gardens, this versatile space is ideally suited to home working, fitness or additional recreational use.







LOCATION

Oxshott village offers a peaceful setting with easy access to Oxshott Heath, a vast expanse of heathland and woodland ideal for outdoor activities.

The village High Street features local shops, cafés, and two pubs, while nearby towns such as Esher, Cobham, Leatherhead, Kingston, and Guildford provide a wider range of shopping and leisure options.

Transport links are excellent, with Oxshott station, 1.2 miles, offering regular direct services to London Waterloo. The nearby A3 and Junction 9 of the M25 provide convenient access to Central London as well as Gatwick and Heathrow airports.

The area is home to a range of well-regarded schools in both the state and independent sectors. Local state schools include The Royal Kent CofE Primary School in Oxshott, together with secondary schools such as Hinchley Wood School and The Howard of Effingham School. Independent schools nearby include ACS International School, Danes Hill, Reed's School and St John's School Leatherhead.





DISTANCES

Oxshott Village – 0.6 mile

Cobham – 3.6 miles

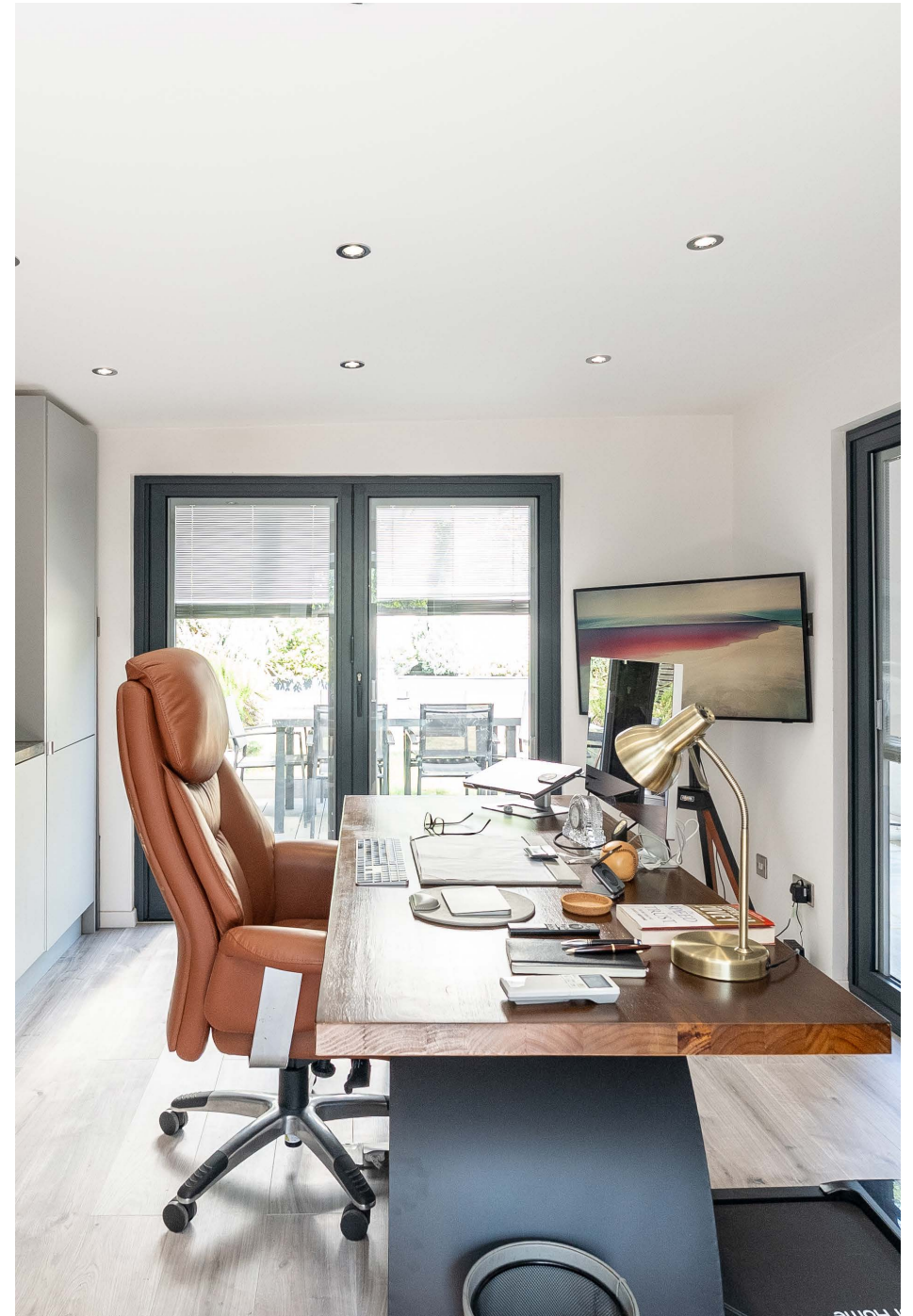
Esher – 3.6 miles

Central London – 20.8 miles

A3 – 1.9 miles

M25 (J9) – 1 mile

(All distances are approximate)

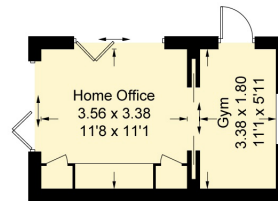




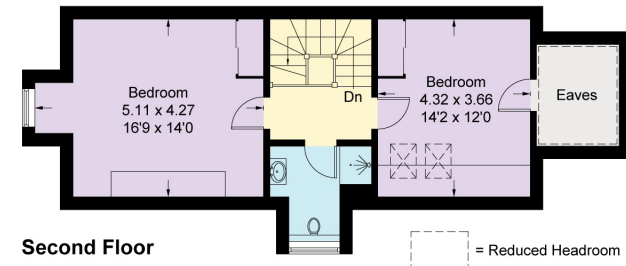
Leatherhead Road, Oxshott, Leatherhead, Surrey, KT22



Approximate Gross Internal Area = 222.6 sq m / 2396 sq ft
Outbuilding = 19.6 sq m / 211 sq ft
(Including Reduced Headroom / Eaves)
Total = 424.2 sq m / 2607 sq ft

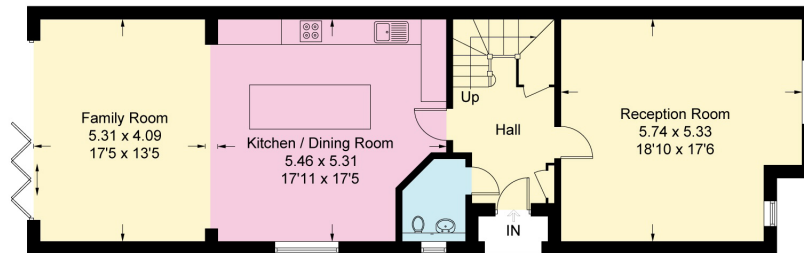


(Not Shown In Actual
Location / Orientation)

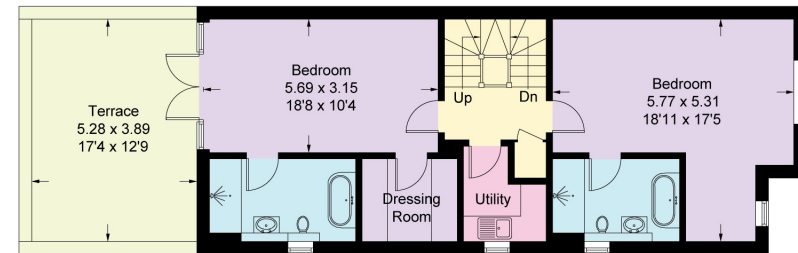


Second Floor

= Reduced Headroom



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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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)

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