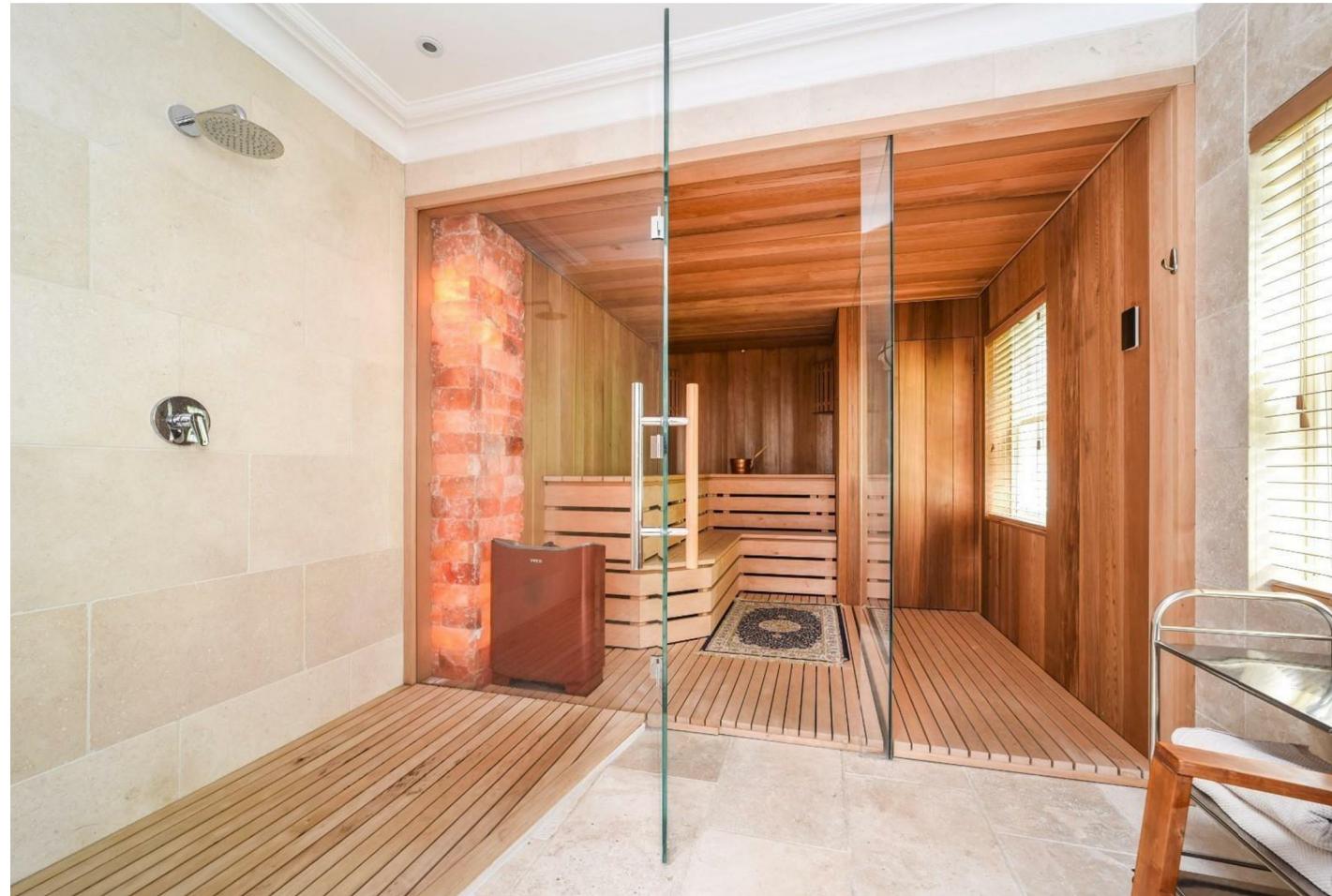




Queens Drive  
LEATHERHEAD, KT22

Private  
part of **yooodle**®

A substantial seven bedroom, seven bathroom family residence set within the prestigious Queens Estate in Oxshott, featuring an indoor pool, sauna and staff annex.



The Queens Estate has always been one of the most highly regarded residential areas within Surrey, for those with schools in mind, you have a large selection of high achieving public and private schools within easy access to choose from, as well as the option of either Oxshott and Cobham High Streets and their respective mainline train stations.

Welcoming you with its gated front drive, you have the luxury of off-street parking for several vehicles as well as access to its double garage

The property itself has everything that you would expect from a grand family residence. The ground floor offers multiple living spaces so that there is room for all of the family to relax and unwind. The property's large lounge and kitchen area with doors out onto the garden is a real highlight as this provides the perfect space to entertain all year round. Another great entertaining space is the large indoor pool that opens out directly onto the landscaped gardens.

Spread across the other two floors are seven bedrooms, all of which are a great size and six of which benefit from their own en-suite bathroom.



# QUEENS DRIVE, OXSHOTT, LEATHERHEAD, KT22 0PB

OFFERS OVER £5,000,000

Tenure: Freehold

Lease Length:

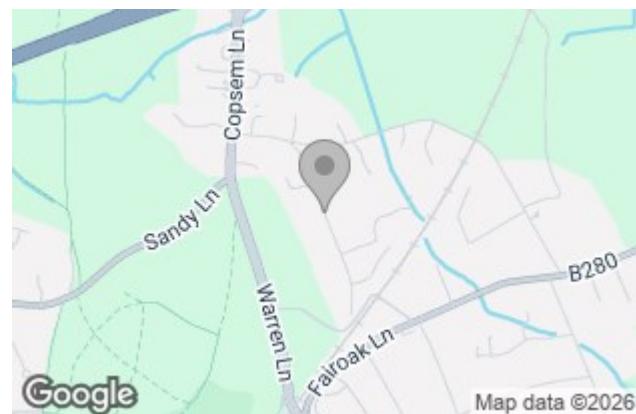
Ground Rent:

Service Charge:

Local Authority:

TOTAL APPROX. FLOOR AREA 10897.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

BUILDING 1, THE HEIGHTS, SURREY, KT13 0NY

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Approximate Gross Internal Area Total = 1012.3 sq m / 10897 sq ft  
(Including Garage / Annexe / Swimming Pool / Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID538733)

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.



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