

THE PRIVATE OFFICE
REAL ESTATE

CLIVEDEN

Oakshade Road, Oxshott



Cliveden is an elegant and stylish modern townhouse in the heart of Oxshott village within touching distance of exceptional schools, recreational facilities and village life.

Presented in excellent condition with a tremendous specification and high level of finish, this beautiful family home makes for a great buy; it really is superb.



Trevor Kearney
FOUNDER AND CEO

Cliveden is an exceptionally well presented family home, finished to the highest possible standard throughout, located within 30 yards of Oxshott High Street.

The front door is accessed by steps up from the double driveway, and leads in to the spacious entrance hall which also contains the downstairs WC. Towards the back of the property is an open plan sitting area and kitchen space, a bespoke built and fitted In Frame Shaker Style Kitchen with Quartz style worktops.

The dining room, accessed through the kitchen, completes the ground floor level.

The flooring throughout is solid oak individual parquet wood flooring and underfloor heated, and the beautifully landscaped rear garden is accessed from an impressive wall of Crittal styled aluminium doors to the gardens. The garden itself is laid to lawn behind an area of patio, and is facing due south.











The first floor houses two bedrooms, both with en suites. Bedroom two is located towards the front of the property, and sits next to a fully featured utility room. To the rear of the floor is the impressive principal bedroom, with plentiful storage space and access to the roof terrace overlooking the rear garden.

All bathroom tiles are natural marble with feature mosaics or herringbone detailing, with the full floor again underfloor heating.

The second floor is home to two further double bedrooms, a large landing which is used as an office space, and another high quality shower room which services both bedrooms. This floor also features a large skylight allowing significant natural light in to the building.



THE PRIVATE OFFICE
REAL ESTATE



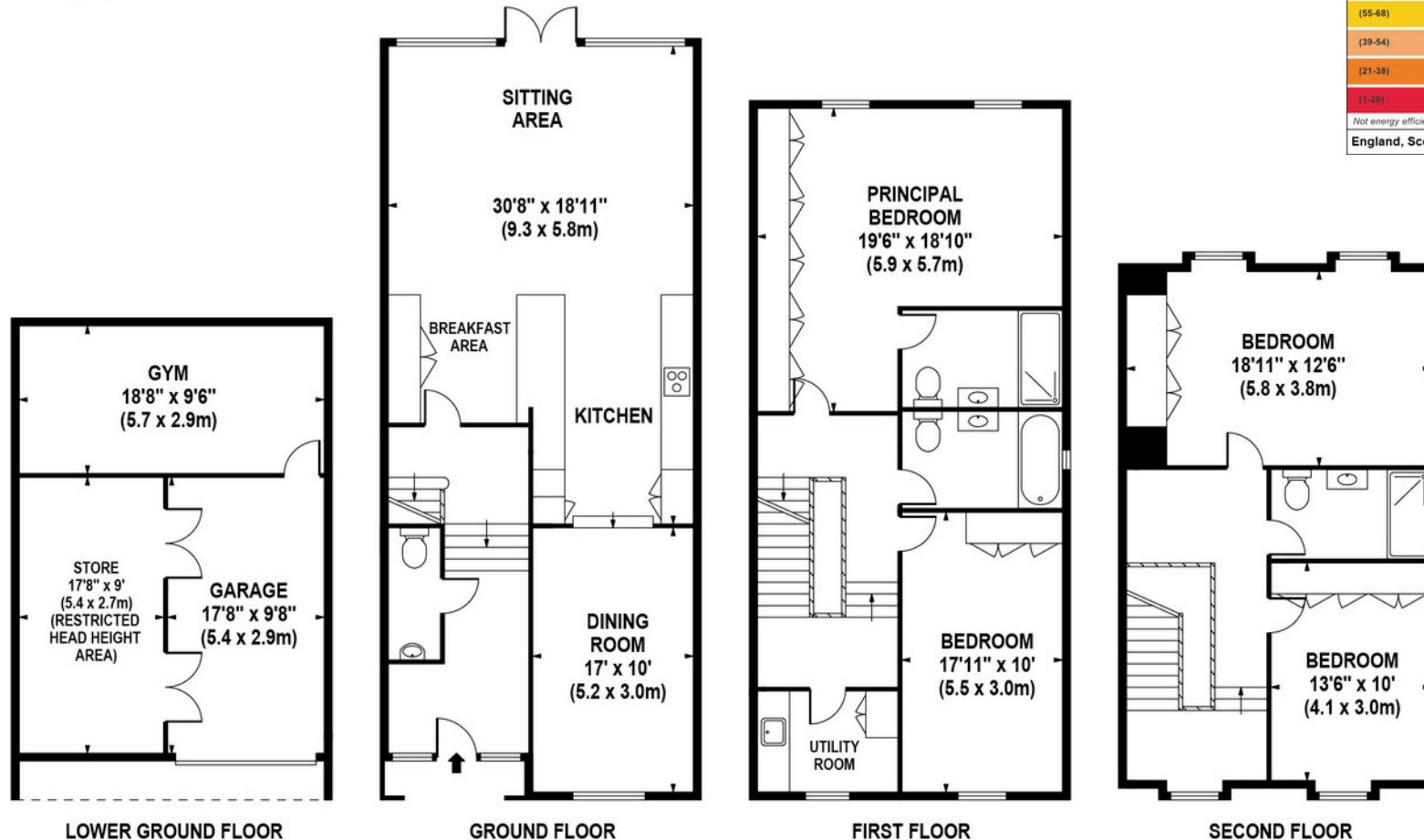


Accessed from the driveway to the front of the property, and making up the lower ground floor, is a garage, a large storage space, and a gym.

APPROX. GROSS INTERNAL FLOOR AREA 2882 SQ FT / 268 SQ M
APPROX. GROSS EXTERNAL FLOOR AREA 3117 SQ FT / 290 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

© www.skyshotglobal.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Cliveden, Oakshade Road,
Surrey KT22 0JU

GUIDE PRICE £1,895,000



FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

TENURE Freehold

VIEWINGS Strictly by appointment with the sole marketing agents The Private Office: Real Estate

IMPORTANT NOTICE The Private Office: Real Estate, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The Private Office: Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Details prepared: September 2024 Photographs: Taken September 2024

OFFICE ADDRESS

The Boathouse, Millbrook
Guildford, GU1 3XJ

THE PRIVATE OFFICE : REAL ESTATE LIMITED

Registered in England & Wales No. 14988093

hello@theprivateofficere.com
theprivateofficere.com

REGISTERED ADDRESS

1 Park Road
Hampton Wick, KT1 4AS