

# Boyce Thornton

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SPECIALISING IN OXSHOTT • COHAM • CLAYGATE



Sconce Steels Lane, Oxshott, KT22 0QH

Price Guide £1,450,000 Freehold

## HOW TO GET THERE

From Oxshott High Street, turn down Steels Lane and Sconce is shortly before the church on the left.

## SITUATION AND DESCRIPTION

Sconce was built in 2001 and benefits from a generous 2800 sq ft accommodation, situated at the heart of Oxshott Village and enjoying easy access to our local schools, railway station, village amenities including Oxshott Sports Club Medical Practice and Oxshott Heath.

The property is offered in excellent condition with a bright and spacious entrance hall leading to four reception rooms on the ground floor, five bedrooms and three bathrooms on the first floor and a substantial second floor games room with potential to extend and add a further bathroom.

The driveway provides parking for four cars and access to the integral single garage. To the rear the south facing secluded garden with mature shrubs and Wisteria clad pergola is excellent for entertaining and a gate on the rear boundary leads to the grounds of St Andrews providing a pedestrian short cut to the village and schools.

## ENTRANCE HALL

14'11" x 9'4" (4.55 x 2.87)

A light and airy entrance hall with wood flooring.

## SITTING ROOM

19'5" x 15'3" (5.94 x 4.65)

Dual aspect, feature fireplace with slate hearth and coal effect gas fire. French doors to garden.

## DINING ROOM / PLAYROOM

16'7" x 10'9" (5.08 x 3.28)

Into bay window, with wood floor.

## STUDY

15'3" x 9'8" (4.65 x 2.97)

Fitted office storage and desks. Wood floor.

## KITCHEN / BREAKFAST ROOM

20'8" x 11'10" (6.30 x 3.61)

Range of base and wall units with stone worktop over, undermounted Franke 1.5 sink with mixer tap over. Integrated appliances including four ring gas hob, wall mounted oven and separate grill, full height fridge/freezer and dishwasher. Pull out larder cupboard. French doors to garden. Door to:

## UTILITY

Range of base and wall units with worktop over, stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Door to side access. Internal garage access door.

## INTEGRAL GARAGE

17'1" x 8'9" (5.23 x 2.67)

With remote up and over door. Wall mounted boiler.

## CLOAKROOM

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

## STAIRS TO FIRST FLOOR LANDING

Airing cupboard with storage and housing Megaflo hot water tank.

## MASTER BEDROOM

17'3" x 11'10" (5.28 x 3.63)

Rear aspect. Built-in wardrobes with range of hanging and shelf storage. Door to:

## EN SUITE SHOWER ROOM

Oversized shower with handheld and overhead outlets, low level W.C. with concealed cistern. Vanity unit with surface mounted sink and storage below.

## BEDROOM TWO

18'0" x 10'11" (5.49 x 3.33)

Built-in wardrobe. Door to:

## EN SUITE SHOWER ROOM

Oversized shower with handheld and overhead outlets, low level W.C. wall-hung vanity unit with surface mounted wash hand basin.

## BEDROOM THREE

12'0" x 10'9" (3.66 x 3.28)

Built-in wardrobe with eaves access to the rear.

## BEDROOM FOUR

12'7" x 10'0" (3.86 x 3.05)

Rear aspect with eaves access.

## BEDROOM FIVE

11'1" x 9'4" (3.38 x 2.87)

Rear aspect

## FAMILY BATHROOM

Under-floor heating. Panel enclosed bath with side mounted mixer tap, oversized shower with handheld and overhead outlets, low level W.C. with concealed cistern and built-in storage, vanity unit with surface mounted wash hand basin and storage below. Velux roof light.

## BEDROOM SIX / GAMES ROOM

22'11" x 14'0" (7.01 x 4.27)

Second floor games room with two Velux windows and potential to extend (STPP).

## REAR GARDEN

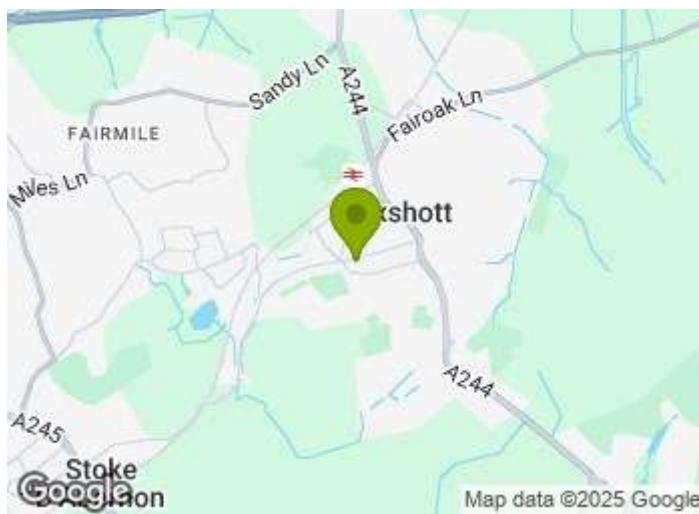
Beautifully landscaped private garden with a mix of patio and grass areas, wooden gazebo, range of mature shrubs and trees.

## FRONT GARDEN

Driveway with parking for several cars.

## COUNCIL TAX

2025/2026 Band G £4070.10

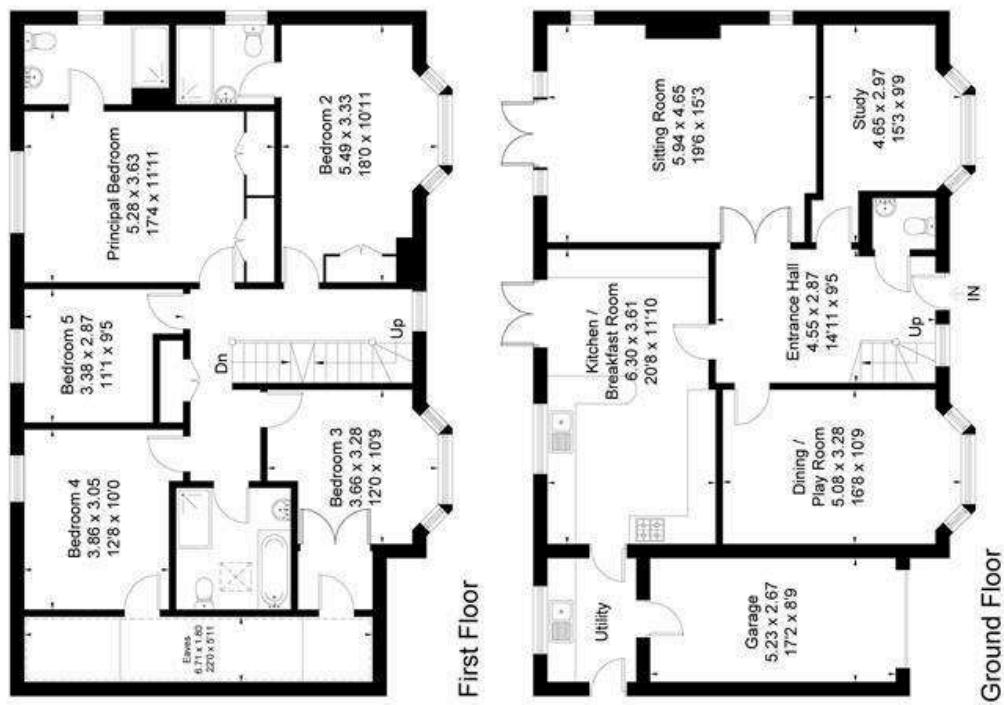


Energy Efficiency Rating	
	Current Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales EU Directive 2002/91/EC	

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



Approximate Floor Area = 261.2 sq m / 2812 sq ft (Including Garage)



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