



LEATHERHEAD ROAD

Oxshott, Surrey, KT22



A BEAUTIFULLY REFURBISHED RESIDENCE OFFERING EXCEPTIONAL CONTEMPORARY LIVING IN OXSHOTT

Set behind secure electronic gates in an elevated and highly sought-after central Oxshott location. This impressive home, built in 2002, combines elegant design with cutting-edge technology, delivering a perfect balance of style, comfort, and practicality.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

The property features six generous double bedrooms, five luxurious bathrooms, and four versatile reception spaces, ideal for both family living and entertaining. Recently upgraded throughout, the home features high-performance, noise-reducing, energy-efficient glazing to the front and sleek LED downlighting, creating a bright yet tranquil environment.

At the heart of the home is a stunning bespoke “Handmade Kitchens of Christchurch” kitchen, thoughtfully designed with premium stone worktops, integrated Neff appliances, a central island with a breakfast bar, a wine fridge, and a smart “Alexa”-controlled extractor. The open-plan kitchen, dining, and family space is enhanced by Sonos ceiling speakers and dual bi-fold doors, seamlessly connecting indoor and outdoor living. Additional ground-floor accommodation includes a spacious living room with a charming stone fireplace and wood-burning stove, a separate snug or playroom with garden access, a generous study, and a well-appointed utility room. The house has concrete floors on the ground and first floors.









DESCRIPTION

The first floor offers well-balanced and versatile accommodation, arranged around a spacious central landing and comprising four generously proportioned bedrooms. The principal bedroom is notably spacious and benefits from an en suite, while two further double bedrooms also enjoy en suite facilities, ideal for family members or guests. There is an additional well-sized bedroom and a family bathroom.

The second floor offers further flexibility, with two large bedrooms or potential games rooms, serviced by a stylish Jack-and-Jill bathroom.







LOCATION DESCRIPTION

Oxshott village offers a peaceful village setting with easy access to Oxshott Heath, a large area of heathland and woodland perfect for outdoor activities. The village features local shops, cafes, and two pubs.

Transport links are excellent, with Oxshott station offering regular direct services to London Waterloo (journey times of 36 minutes or more). The nearby A3 and M25 provide quick, easy access to central London and Gatwick and Heathrow airports.

The area is home to a wide range of highly regarded schools, including ACS International School, Danes Hill School, Reeds School, and St John's Leatherhead.



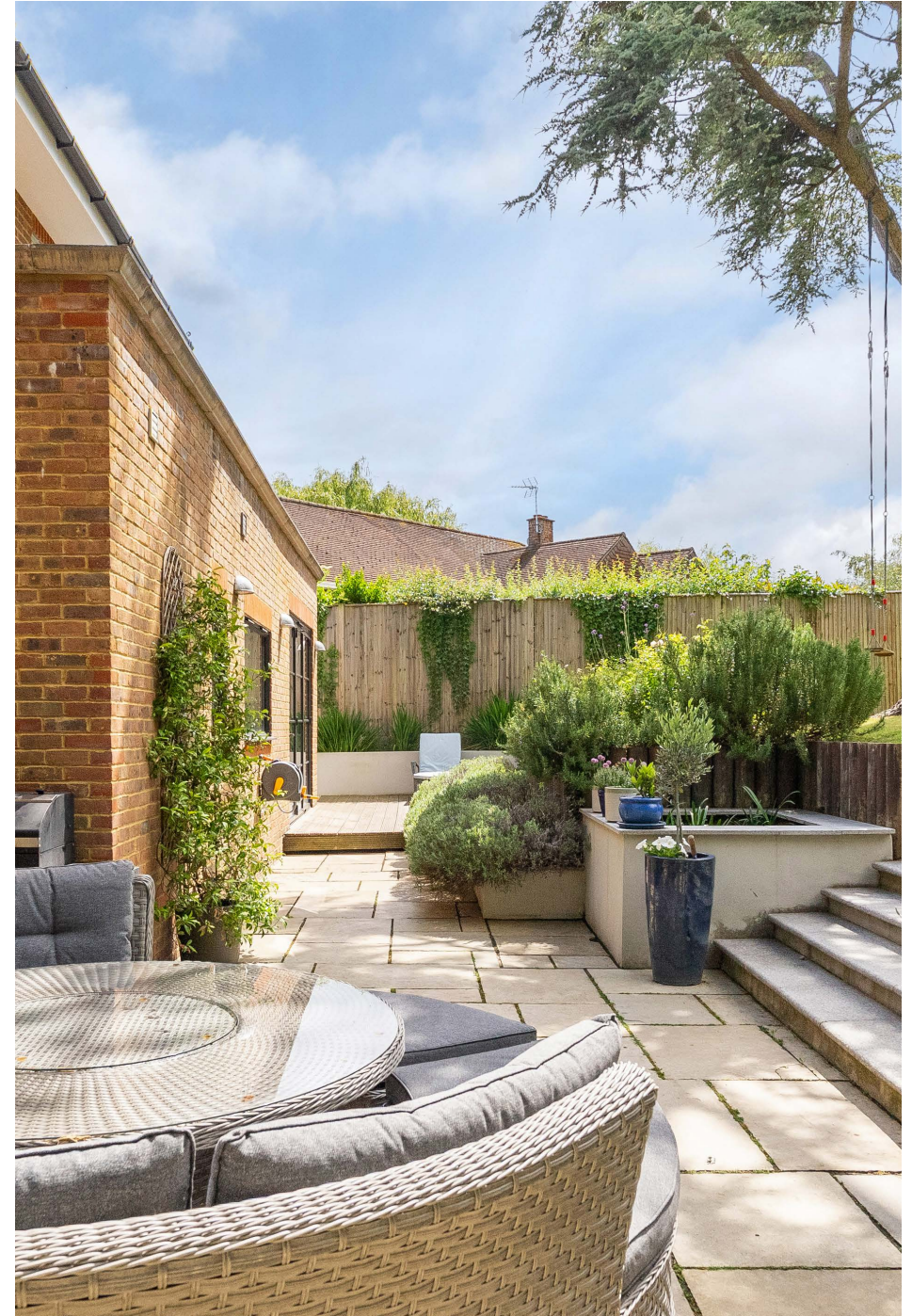




DESCRIPTION

Set on a plot of approximately 0.37 acres. Externally, the property enjoys a west-facing rear garden with a large patio and mature planting, perfect for outdoor entertaining. A private, separate enclosed side garden with astro turf provides a safe, practical play area, while the front driveway offers ample parking alongside a double garage.

Further features include a hardwired internal and external security camera system with app monitoring. The property also has planning permission ref: 2025/2053 for a detached double garage building with a self-contained annexe and bathroom above, with internal reconfiguration to the main house to create a feature hallway, laundry and gym.





Leatherhead Road, KT22

Approximate Gross Internal Area = 422.2 sq m / 4544 sq ft
 (Including Garage)
 Including Limited Use Area (13.2 sq m / 142 sq ft)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309189)

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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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