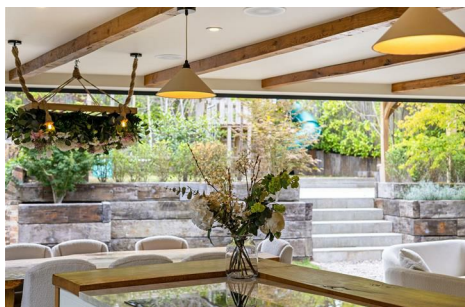




Leatherhead Road, Oxshott, KT22 0JE
Price Guide £1,995,000 Freehold

SITUATION AND DESCRIPTION

With a walled frontage and electric gates, Highwayman's Cottage is set at the heart of the village within a stones throw of local shops and within a few minutes' walk of the railway station. Road links are provided by the main A3 and M25. Also within easy walking distance of Danes Hill and Royal Kent schools.

Highwayman's Cottage is a Grade 2 listed traditional timber-framed house with white brick elevations. The property is believed to date from 1548 making this one of Oxshott's rarely available genuine period properties. The property has undergone the most comprehensive and sympathetic renovation and now benefits from a substantial two storey extension which is accessed via the contemporary glazed kitchen / breakfast room.

Amongst the period features are Oak beamed ceilings and walls, antique door latches and hinges and traditional oak ledge and brace doors. The contemporary specification includes under floor heating to all tiled areas, Cat 6 cabling ensuring excellent wi - fi capability, bespoke kitchen with Siemens appliances, mega-flow pressurised water cylinder with combination boiler and water softener with a fully landscaped zoned garden. Music system to the new build and garden.

HOW TO GET THERE

Highwayman's Cottage is situated at the end of the High Street just beyond our office on the same side of the road.

ENTRANCE

Panelled entrance hall with underfloor heating, Oak beams

SITTING ROOM

17'1" x 12'9" (5.22m x 3.91m)
Original brick fireplace with granite hearth, log burner, decorative arched windows and oak beams.

BOOT ROOM

18'9" x 8'11" (5.73m x 2.73m)
Tiled floor with underfloor heating , original feature fireplace with log burner, oak beams with ample fitted storage cupboards.

STUDY

11'1" x 8'9" (3.40m x 2.69m)
Tiled floor with underfloor heating, fitted desk and shelving with cupboard storage and under-stairs cupboard.

CLOAKROOM

Vanity unit with wash hand basin and storage under, Victorian style high level W.C.

KITCHEN/BREAKFAST/FAMILY ROOM

24'7" x 10'2" (7.51m x 3.11m)
Under-floor heating, fixed floor to ceiling glazing to the front and bi fold doors to the rear, fitted display shelving. Space for dining table and seating area. Open to:

KITCHEN

Bespoke painted kitchen with range of base and wall units, granite work-surfaces and up-stands. 1 ½ bowl under-mounted sink and drainer with boiling water tap, pantry cupboard, American style fridge freezer, integrated Siemens dishwasher. Island with Siemens induction hob ,oven, steam oven / grill and warming drawer, raised breakfast bar drawer storage, under floor heating.

BEDROOM/PLAY ROOM

11'11" x 9'5" (3.65m x 2.89m)
Side aspect, underfloor heating, with cupboard storage and shelving. Door to:

EN SUITE SHOWER ROOM

Side aspect, shower with over head and hand held outlets, low level W.C. and vanity unit housing wash hand basin with storage under.

UTILITY ROOM

Cupboard housing mega - flow cylinder, Worcester boiler and water softener, worktop with butler sink and mixer tap, cupboard housing washing machine and tumble dryer. Corridor through to:

BEDROOM

15'7" x 11'1" (4.77m x 3.38m)
Side aspect with bi-fold doors, feature wooden beams, range of wardrobes. Door to:

EN SUITE SHOWER ROOM

Over-sized shower tray with over-head and hand held outlets, large window to front with remote control smart glass privacy, vanity unit housing wash hand basin with storage under and low level W.C.

STAIRS TO FIRST FLOOR

BEDROOM

15'1" x 9'6" (4.60m x 2.90m)
Triple aspect with integrated shelves and wardrobes

BEDROOM

15'0" x 9'5" (4.58m x 2.89m)
Triple aspect with integrated wardrobes and storage

SHARED BATHROOM

Shower cubicle, vanity unit with wash hand basin and storage under, low level w.c., under-floor heating.

STAIRS TO FIRST FLOOR

In original side of the house

MASTER BEDROOM

16'11" x 13'2" (5.16m x 4.02m)
Triple aspect with vaulted ceiling and feature wood beams. Door to:

ENSUITE SHOWER ROOM

Walk in shower, vanity unit with inset wash hand basin and storage under, low level w.c, under-floor heating

BEDROOM TWO

17'1" x 9'2" (5.21m x 2.81m)
Dual aspect with feature wood beams.

BEDROOM THREE / DRESSING ROOM

9'9" x 5'11" (2.98m x 1.82m)
Range of hanging, drawer and shelf storage units.

FAMILY BATHROOM

Reduced height doorway, under-floor heating, tile enclosed bath with shower over, low level w.c., vanity unit with wash hand basin and storage under, heated towel rail

GARDEN

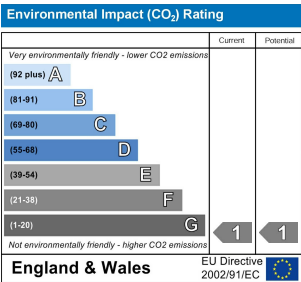
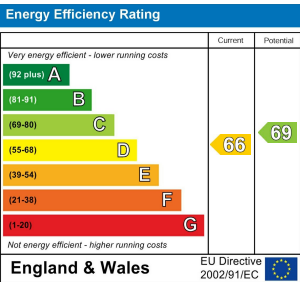
Comprehensively landscaped to combine areas of patio and lawns, raised area with pergola and seating area, children's play area.

FRONT GARDEN

Enclosed lawn area with garden shed

DRIVEWAY

Remote vehicle and pedestrian access gates to gravel driveway with parking for numerous cars.







Approximate Floor Area = 282.2 sq m / 3038 sq ft
(Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114237