



Oak View Oxshott Road, Leatherhead, Surrey, KT22 0EG

Price Guide £950,000



- LARGE DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- SITTING ROOM WITH SUPERB FIREPLACE
- 22' KITCHEN/BREAKFAST ROOM
- LARGE PARKING AREA & INTEGRAL GARAGE
- 2125 SQ.FT.INCL.GGE
- THREE BATHROOMS (TWO EN SUITE)
- DINING ROOM
- SEPARATE UTILITY ROOM
- 90' WEST FACING LAWNED REAR GARDEN

Description

Built by the builder for his own occupation and to the highest of standards, this large detached house is set back from the road and enjoys a west facing rear aspect.

With 2125 sq ft of beautifully appointed accommodation, a spacious entrance hall and landing are complemented by high ceilings to many of the rooms, the layout includes sitting room with impressive open fireplace, dining room, kitchen/breakfast room with quality fitted cabinets and granite worktops, useful utility room and cloakroom.

On the first floor there is an impressive master bedroom with luxury en-suite bathroom with 4 piece suite, guest bedroom with en-suite shower room two further double bedrooms and a third bathroom. The three largest bedrooms also have elegant bespoke fitted wardrobes.

Externally, a shared walled entrance leads to a large gravelled parking area to the front suitable for several vehicles, rear patio with steps to the lawned garden which measures 90' overall and has a west facing aspect and pleasant well screened outlook. Highly recommended.

Tenure	Freehold
EPC	C
Council Tax Band	G



Situation

The property is situated approximately 1.5 miles from both Leatherhead Town and Oxshott Village.

Leatherhead town also offers a comprehensive range of shopping facilities including the Swan Shopping Centre with many high street stores, Leatherhead Theatre, Library in Church Street and Nuffield Health Fitness Gym. The public leisure centre is located on the edge of the town at Fetcham Grove.

Oxshott and Leatherhead main line railway stations offer fast and frequent services north to London and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the motorway, Gatwick and Heathrow Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include Dane's Hill in Oxshott, St. John's in Leatherhead, Downsends School, City of London Freeman's School in Ashted and state schools include St Andrew's RC School and Therfield Secondary School.

Nearby are Oxshott Woods, Norbury Park in Fetcham and Epsom Downs where the famous Derby is held. There are numerous golf clubs close by including Leatherhead Golf Course (within a 'stones throw' of the property), The RAC Country Club at Epsom, Leatherhead Tyrrells Wood Golf Club and Beaverbrook Members Club with its golf course set in 400 acres.

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 197.4 sq m / 2125 sq ft
(Including Garage)



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 decisions reliant upon them. (ID1223617)
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