Boyce Thornton

The local property experts

SALES, LETTINGS & PROPERTY MANAGEMENT
SPECIALISING IN OXSHOTT • COBHAM • CLAYGATE









Elwood The Ridgeway, Oxshott, KT22 0LJ
Price Guide £2,150,000 Freehold

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SITUATION AND DESCRIPTION
The Ridgeway is a private road at the heart of Oxshott village, popular for its quiet residential status within an easy walk of the high street, train station, schools and woodland facilities.

Elwood is particularly notable having been built by the owners in 2022, it is presented in immaculate condition and shows a clear commitment to high quality specification throughout. The property offers a contemporary and flexible layout with features including CCTV, under-floor heating on 3 floors, Cat 5 wiring, electric blinds, resin drive, air conditioning installed on the top floor with Laufen sanitaryware and a stunning bespoke high end kitchen. Remote activated and zoned heating and security system.

HOW TO GET THERE
From our office in Oxshott, head down Oakshade Road. The Ridgeway is the second road on the left. Elwood can be found on the right hand side after the first corner.

ENTRANCE
Composite security door with obscure glass side panels leading to spacious hallway with hard wood floor and runway lighting. Coats cupboard housing Megaflo hot water tank.

STUDY
12'10" x 8'3" (3.92m x 2.54m)
Remote control blinds.

SNUG
16'8" x 8'10" (5.1m x 2.7m)
Remote control blinds.

KITCHEN/DINING ROOM
20'6" x 15'1" (6.25m x 4.61m)
Rear aspect with double casement doors to rear garden and remote control blinds. Range of wall and base units with stone worktop over, full height larder cupboards and integrated appliances including wall mounted oven and microwave combi oven, full height larder fridge and dishwasher. Under-mounted stainless steel sink. Peninsula with further storage, induction hob and under-mounted sink with Quooker tap. Elica remote control ceiling extractor. Space for large dining table with wiring for feature overhead lighting. Pocket doors through to:

LIVING ROOM
15'5" x 15'1" (4.7m x 4.6m)
Rear aspect with double casement doors to rear garden and remote control blinds.

UTILITY ROOM
Range of cupboards with worktop over and sink. Space for American style freezer and washer/dryer. Water softener. Door to side access path and door to garage.

SHOWER ROOM/CLOAKROOM
Oversized shower with rainfall showerhead and handset, wall hung W.C. with concealed cistern and wall hung vanity unit with surface mounted wash hand basin.

STAIRS TO FIRST FLOOR LANDING
Carpeted to landing with under-floor heating throughout.

MASTER BEDROOM
15'1" x 14'9" (4.6m x 4.51m)
Rear aspect with hardwood flooring. Open to:

DRESSING ROOM
With range of hanging, shelf and drawer storage.

EN SUITE BATHROOM
Large freestanding bath with floor mounted taps, over-sized shower with rainfall showerhead and handset, wall hung W.C. with concealed cistern and wall hung vanity units housing twin wash hand basins with storage under.

BEDROOM TWO
16'7" x 15'4" (5.07m x 4.68m)
Hardwood flooring.

EN SUITE SHOWER
Shower with rainfall showerhead and handset, wall hung W.C. with concealed cistern and wall hung vanity unit with surface mounted wash hand basin and storage under.

BEDROOM THREE
19'0" x 14'7" (5.8m x 4.46m)
Hardwood flooring.

EN SUITE SHOWER
Shower with rainfall showerhead and handset, wall hung W.C. with concealed cistern and wall hung vanity unit with surface mounted wash hand basin and storage under.

BEDROOM FOUR
15'1" x 10'6" (4.6m x 3.21m)
Rear aspect with hardwood flooring.

FAMILY BATHROOM
Tile enclosed bath with integral taps and hand held shower, wall hung W.C. with concealed cistern and wall hung vanity unit with surface mounted wash hand basin and storage under. Airing cupboard.

STAIRS TO SECOND FLOOR

BEDROOM FIVE
18'6" x 11'11" (5.65m x 3.65m)
Carpeted, with under-floor heating and Velux windows with air conditioning unit.

STORAGE ROOM
With plumbing in place for potential top floor bathroom.

BEDROOM SIX
18'7" x 13'3" (5.67m x 4.06m)
Carpeted, with under-floor heating and Velux windows with air conditioning unit.

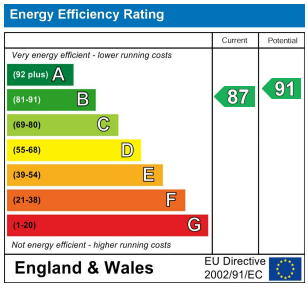
GARAGE
17'0" x 10'7" (5.2m x 3.25m)
Single garage with remote up and over door and housing boiler.

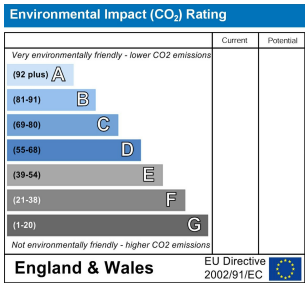
REAR GARDEN
Large patio across the width of the house with water features and external lighting, garden laid to lawn with mature hedge and fence boundaries. Side path to front.

FRONT GARDEN
Permeable resin carriage driveway with parking for several vehicles.

COUNCIL TAX
Elmbridge Band H - 2026 /2027 £5,113.74



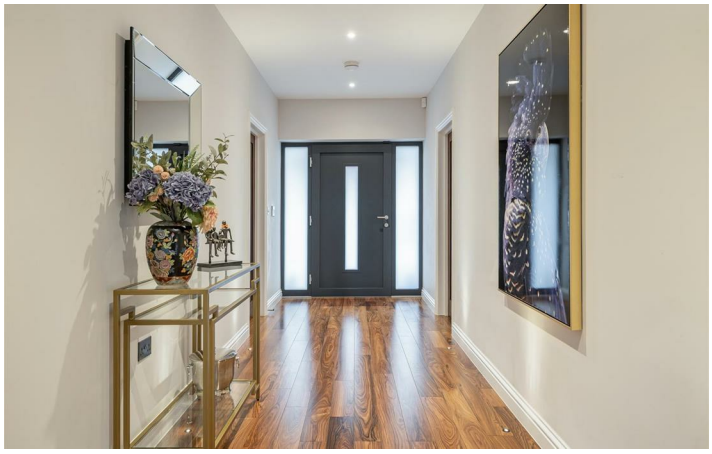












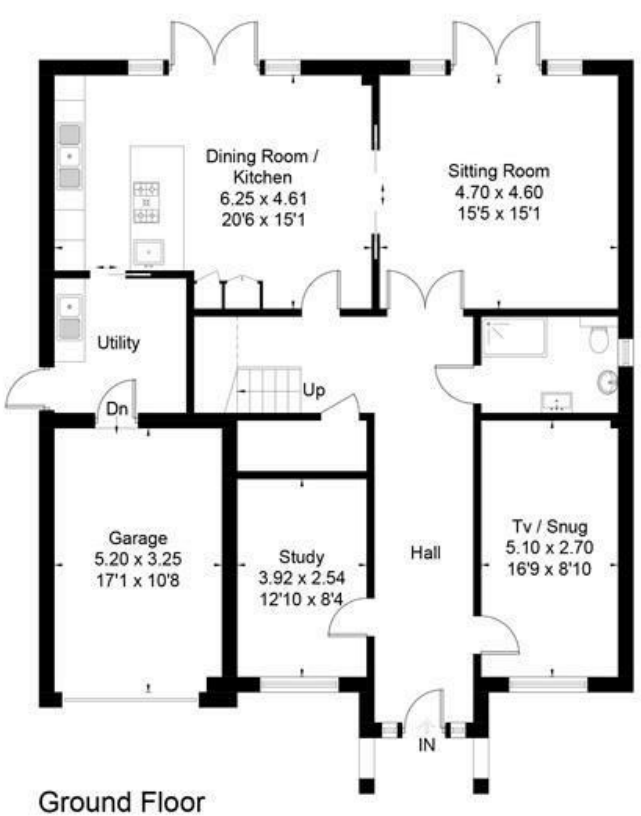




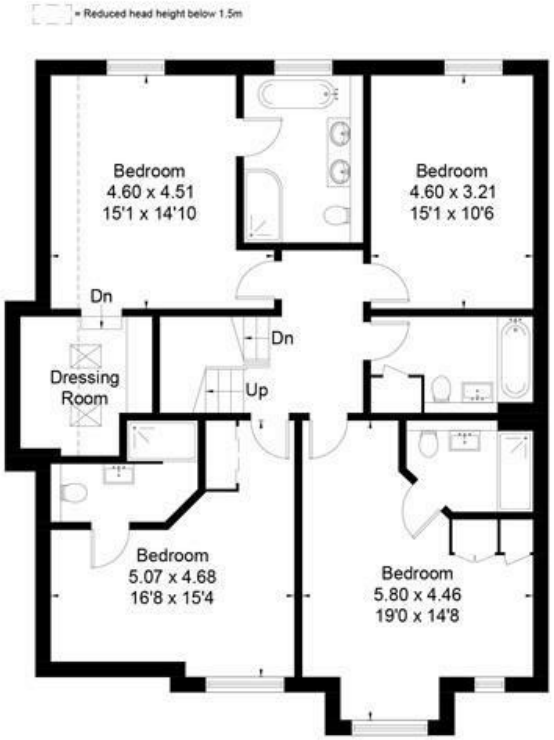




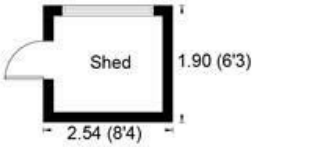
Approximate Floor Area = 284.8 sq m / 3066 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 302.0 sq m / 3251 sq ft (Excluding Shed)



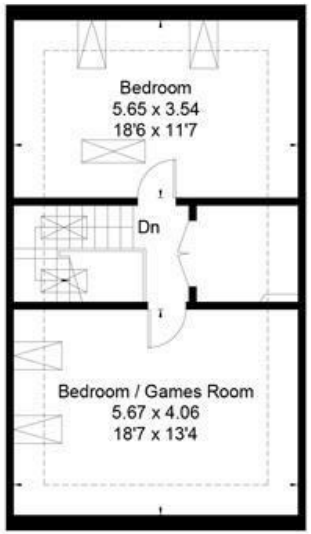
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117353

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