



HOLTWOOD ROAD

Oxshott, Surrey, KT22



AN IMPRESSIVE FIVE BEDROOM LATERAL HOUSE SET IN APPROX. 0.8 ACRES IN THE

A beautifully presented Octagon-built family home, ideally positioned within walking distance of Oxshott village, the mainline station and Danes Hill School.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

The property provides well-balanced lateral accommodation over two floors, extending to approximately 7,500 sq ft including the summer house.

A welcoming reception hall leads to elegant principal reception rooms, including a substantial drawing room, formal dining room and study. At the heart of the house is an impressive open-plan Tom Howley-designed kitchen/breakfast room with adjoining family room, perfectly suited to modern living and entertaining. Additional ground-floor space includes a gym, further study, a utility room and an integral triple garage.



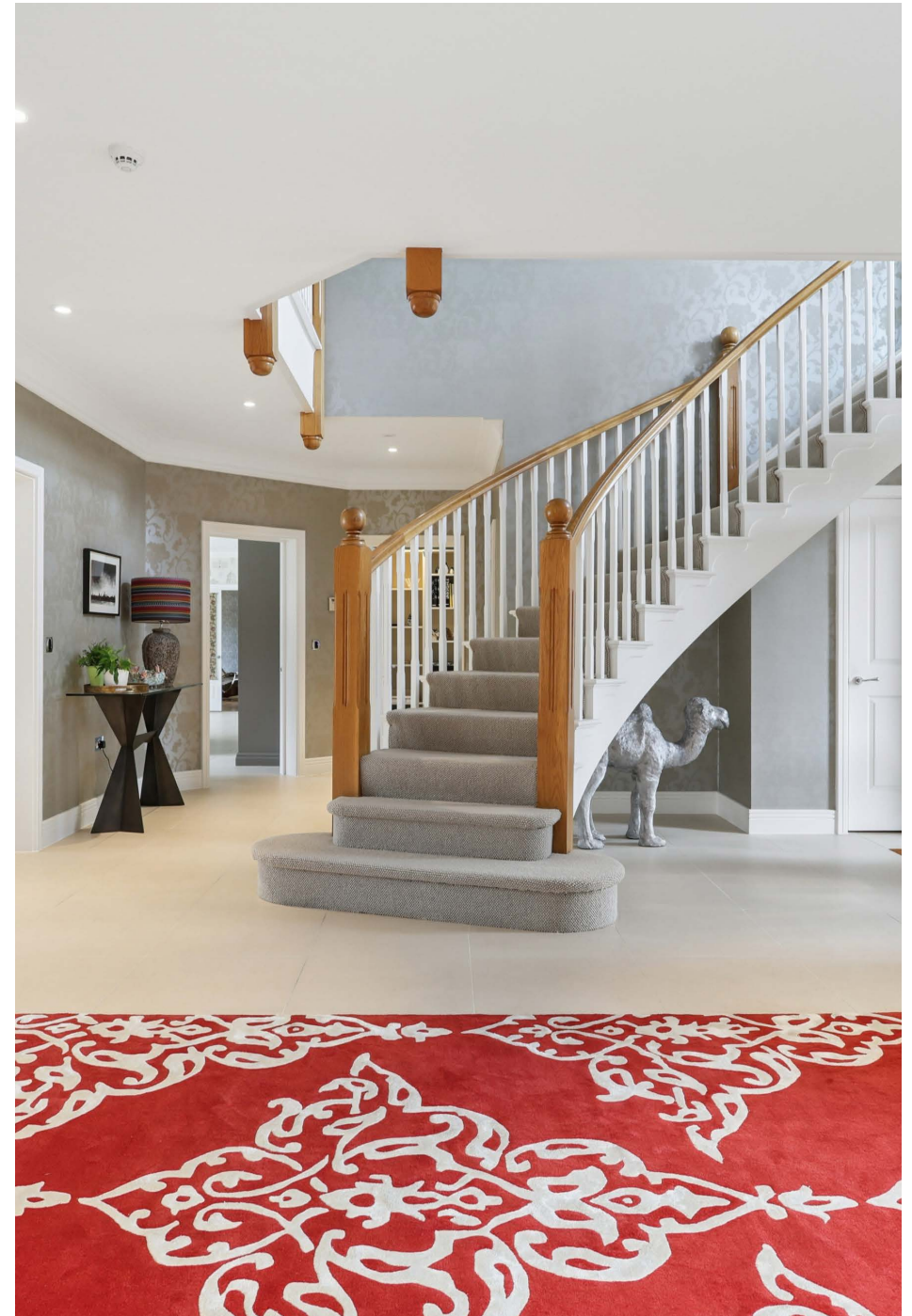






DESCRIPTION

Upstairs, the principal suite includes a large dressing room, bathroom and separate shower room. The first floor also includes an additional four-bedroom suite and a large games room above the garage.







LOCATION DESCRIPTION

For the commuter, transport links are excellent, with Oxshott mainline station providing a direct service to London Waterloo in around 35–40 minutes. The nearby A3 and M25 offer convenient access to central London, the wider motorway network, and Heathrow Airport (approximately 15–17 miles) and Gatwick Airport (about 25 miles).

Oxshott village offers a charming range of local amenities, including a small selection of independent shops, cafés, restaurants, a church and a medical practice, as well as a strong sense of community. More extensive facilities can be found in nearby Cobham and Esher, with Kingston (about 7 miles) and Guildford (about 14 miles) offering comprehensive shopping and leisure.

The area is renowned for its excellent schooling, with a number of highly regarded independent and state schools nearby, including Danes Hill, Reed's School, Claremont Fan Court, Rowan Preparatory School and St John's School. All distances are approximate.







DESCRIPTION

The mature garden is breathtaking and has been superbly landscaped and cared for by the current owners. It is very private and well-screened on all sides with mature evergreen hedging. The formal lawned area is surrounded by beds containing shrubs, bulbs and perennial plants. The gardens include a summer house/pavilion and a large entertaining terrace. The front driveway is approached via electric gates, has ample parking and access to the internal triple garage.





Approximate Gross Internal Area
 Main House 6,700 sq. ft / 622.46 sq. m
 Garage 698 sq. ft / 64.82 sq. m
 Pergola 179 sq. ft / 16.64 sq. m
 Total 7,577 sq. ft / 703.92 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

Approximate Gross Internal Area = 703.92 sq m / 7577 sq ft

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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