



Danebury Steels Lane, Oxshott, KT22 0RF
Price Guide £1,250,000 Freehold

SITUATION AND DESCRIPTION

Extended and comprehensively refurbished by the current owners, Danebury provides an immaculately presented, well appointed four bedroom, two bathroom home. The extensive kitchen/breakfast/family room spans the entire rear of the property opening onto mature landscaped south facing gardens. The property is situated within walking distance of Oxshott's village, schools, sports club and railway station.

There is also significant potential to further extend the first floor and various planning permissions have been granted in this regard and can be reviewed on The Elmbridge planning website..

HOW TO GET THERE

From our office in Oxshott, head down Oakshade Road and turn left at the end onto Steels Lane. Danebury will be found a short way along on the left after the entrance to Oxshott Village Sports Club.

ENTRANCE

Attractive covered entrance porch leading to main front door. Spacious hallway with solid wood flooring that runs throughout the ground floor, under-stairs coats cupboard. Airing cupboard housing hot water tank.

KITCHEN/DINING/LIVING ROOM

40'1" x 19'8" (12.24m x 6.00m)
Light and bright space leading to black framed glass wall with casement doors to rear garden. Sheraton designer kitchen with range of wall

and base units with stone worktop over, full height coffee station cupboard with counter top, drawers, shelves and sensor light, plus additional full height larder cupboard.Space for American Style fridge/freezer and large range cooker. Integrated dishwasher and bin drawer. Under mounted butler sink with retractable mixer tap. Central island with pan drawers, storage, breakfast bar and wine fridge. Ceiling fitted speakers. Open to:

DINING AREA

Space for large dining table. Full width step down to:

LIVING ROOM

Further glass wall with casement doors to garden. Feature fireplace with gas fire.

STUDY/DINING ROOM

13'2" x 10'10" (4.03m x 3.31m)
Fitted plantation blinds.

CLOAKROOM

Low level W.C. and vanity unit with inset wash hand basin and storage below.

STAIRS TO FIRST FLOOR

Landing with access to fully insulated loft space.

MASTER BEDROOM

17'10" x 10'10" (5.46m x 3.31m)
Rear aspect. Range of wardrobes. Door to:

EN SUITE SHOWER ROOM

With light tube, oversized shower with hand held and overhead outlets, low level W.C. and vanity unit with surface mounted wash hand basin and storage below.

BEDROOM TWO

13'4" x 10'10" (4.08m x 3.31m)
Fitted plantation blinds and range of wardrobes.

BEDROOM THREE

14'0" x 8'8" (4.27m x 2.65m)
Rear aspect, range of wardrobes.

BEDROOM FOUR

8'11" x 8'2" (2.74m x 2.50m)
Fitted plantation blinds.

FAMILY BATHROOM

Panel enclosed bath with mixer tap. Over-sized shower enclosure with hand held and over head outlets and wall mounted controls.

REAR GARDEN

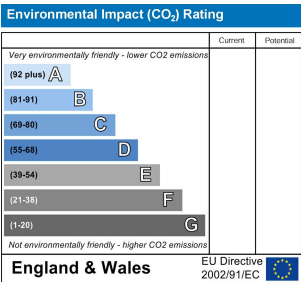
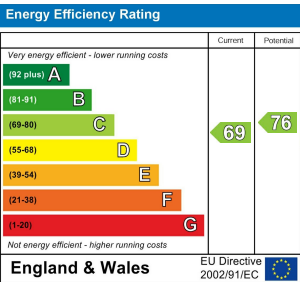
Laid mainly to lawn with mature tree and shrub borders and large patio area. Potting shed.

FRONT GARDEN

Driveway with parking for several cars, with mature borders.

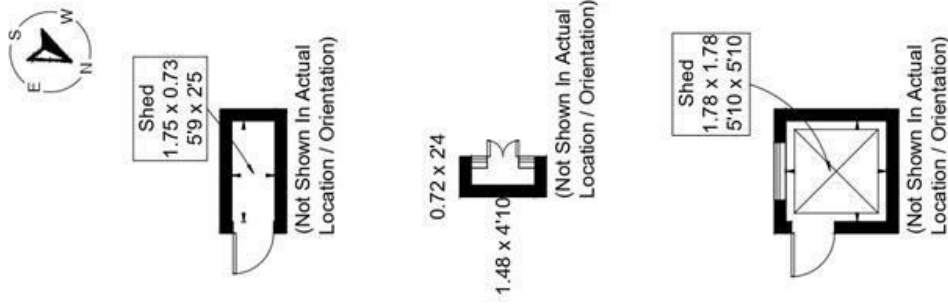
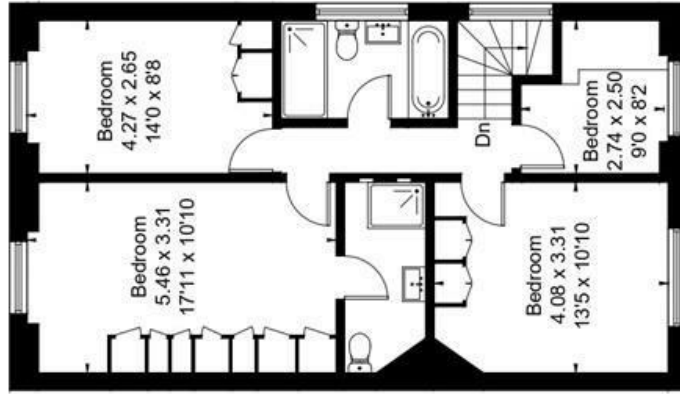
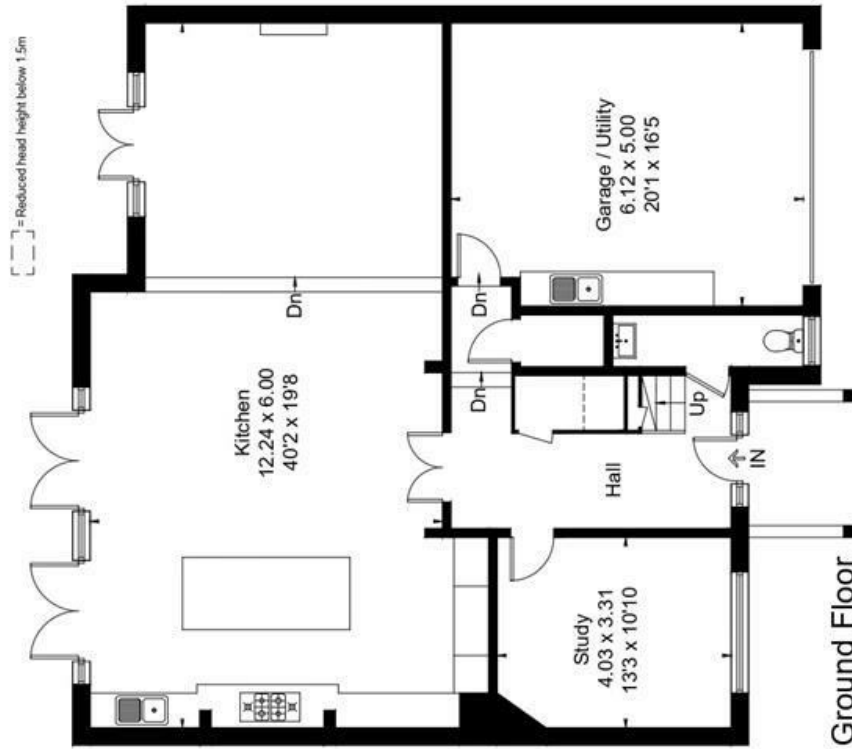
GARAGE/UTILITY

20'0" x 16'4" (6.12m x 5.00m)
Large garage with electric up and over door, fully fitted back up kitchen with one and half sink with drainer , washing machine and dishwasher.





Approximate Floor Area = 206.7 sq m / 2225 sq ft
(Excluding Sheds)



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 #110477