



LEATHERHEAD ROAD

Oxshott, Surrey, KT22



A SUPERB FIVE BEDROOM DETACHED FAMILY HOME BEHIND A GATED ENTRANCE IN OXSHOTT VILLAGE

An impressive five bedroom home built by Aspen Homes is within walking distance of Danes Hill School, Oxshott village, and the train station.

   EPC
5 4 3 B

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Set behind a gated entrance, High Meadows was built in 2018 and was designed to reflect modern living. The welcoming entrance hall leads to a superb open-plan kitchen/dining area with a large kitchen island, stone worktops and bi-folding doors onto the sunny west-facing garden. This magnificent space receives an abundance of light and is the perfect place to entertain. There is also a handy utility room with side access and coat storage.

To the left of the hallway, through French doors, you enter a large and bright drawing room with an attractive feature fireplace, bay window to the front and glass French doors to the rear, which leads to the garden and patio. There are two additional reception rooms on the ground floor, which are very flexible spaces. One is currently set up as a gym. There is also a guest cloakroom and access to the double garage.

On the first floor are four double bedrooms, two of which have luxury en suites and a family bathroom. The principal suite has lovely views of the garden, built-in wardrobes and an en suite with a separate shower and bath. On the top floor is a fifth double bedroom with its own en suite and separate study area, or for little ones, a play/snug area.

Outside, there is a large driveway with plenty of parking, an EV charging point and double garage. The rear gardens have an enviable west-facing aspect, and large patios and steps lead up to the lawned area.



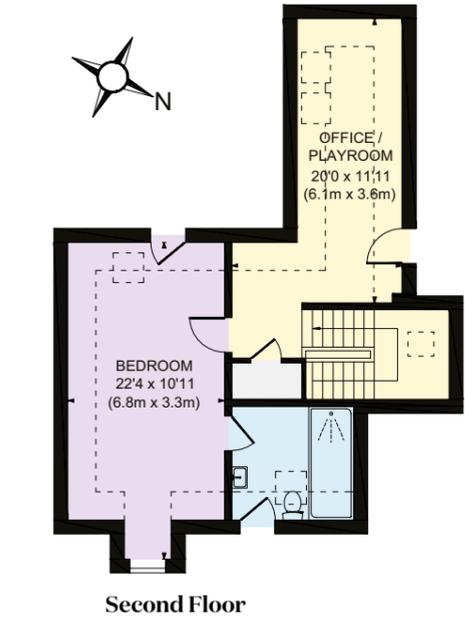
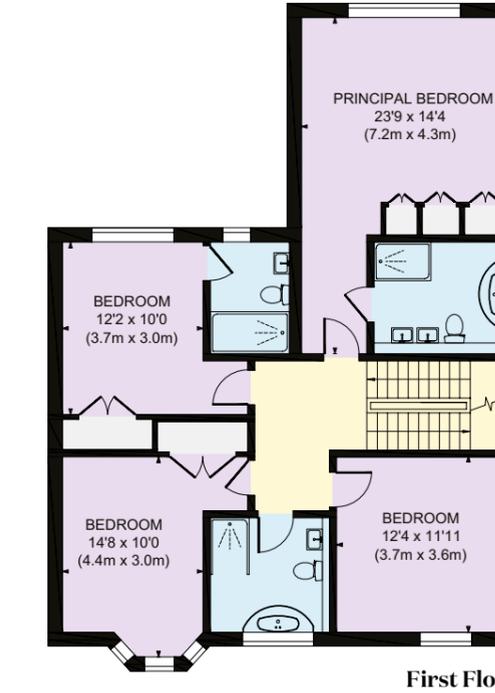
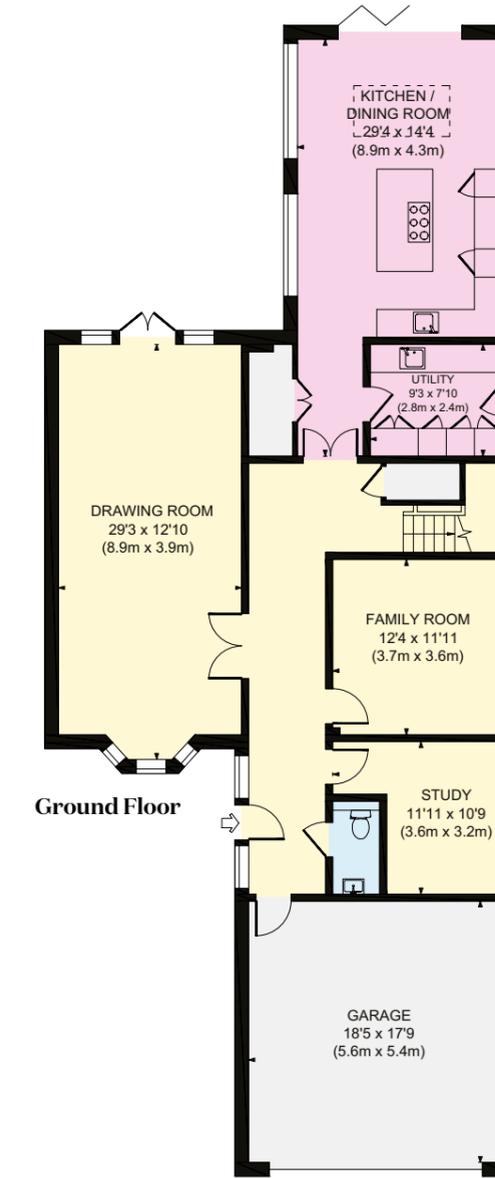
LOCATION

Oxshott village offers a peaceful village setting with easy access to Oxshott Heath, a large area of heathland and woodland perfect for outdoor activities. The village features local shops, cafés, and two pubs.

Transport links are excellent with Oxshott station offering regular direct services to London Waterloo (journey times from 36-minutes). The nearby A3 and M25 make for quick and easy access to central London and Gatwick and Heathrow airports.

The area is a home to a wide range of highly regarded schools, including ACS International School, Danes Hill, Reeds School, and St John's, Leatherhead.

Distances: Oxshott Village 0.1 mile, Cobham 3.1 miles, Esher 5 miles, Central London 20 miles (All distances are approximate)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area =
 Main House: 3,030 sq ft / 281.48 sq m
 Garage: 327 sq ft / 30.35 sq m
 Total: 3,357 sq ft / 311.83 sq m

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.

We would be delighted
to tell you more.

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