



HIGH DRIVE

Oxshott, Surrey, KT22



AN IMPRESSIVE DETACHED FAMILY RESIDENCE IN OXSHOTT | KT22

Located on one of the area's most sought-after residential roads, this home extends to just under 5,000 sq ft and offers beautifully proportioned accommodation arranged over four floors.

			EPC
4-5	5	3	C
			

Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



DESCRIPTION

Situated behind electric gates, the property is approached via a substantial block-paved driveway providing extensive off-street parking and access to the integral double garage. The attractive façade, with its mix of brick and rendered elevations, creates a striking first impression.

The ground floor is centred around a superb open-plan kitchen/breakfast/family room, forming the heart of the home. The contemporary kitchen is fitted with an extensive range of cabinetry, integrated appliances and a large central island, while the family area opens onto the rear terrace, creating an excellent space for both everyday living and entertaining. In addition, there is a generous reception room and a separate dining room, providing a variety of formal and informal living spaces, together with a guest cloakroom.





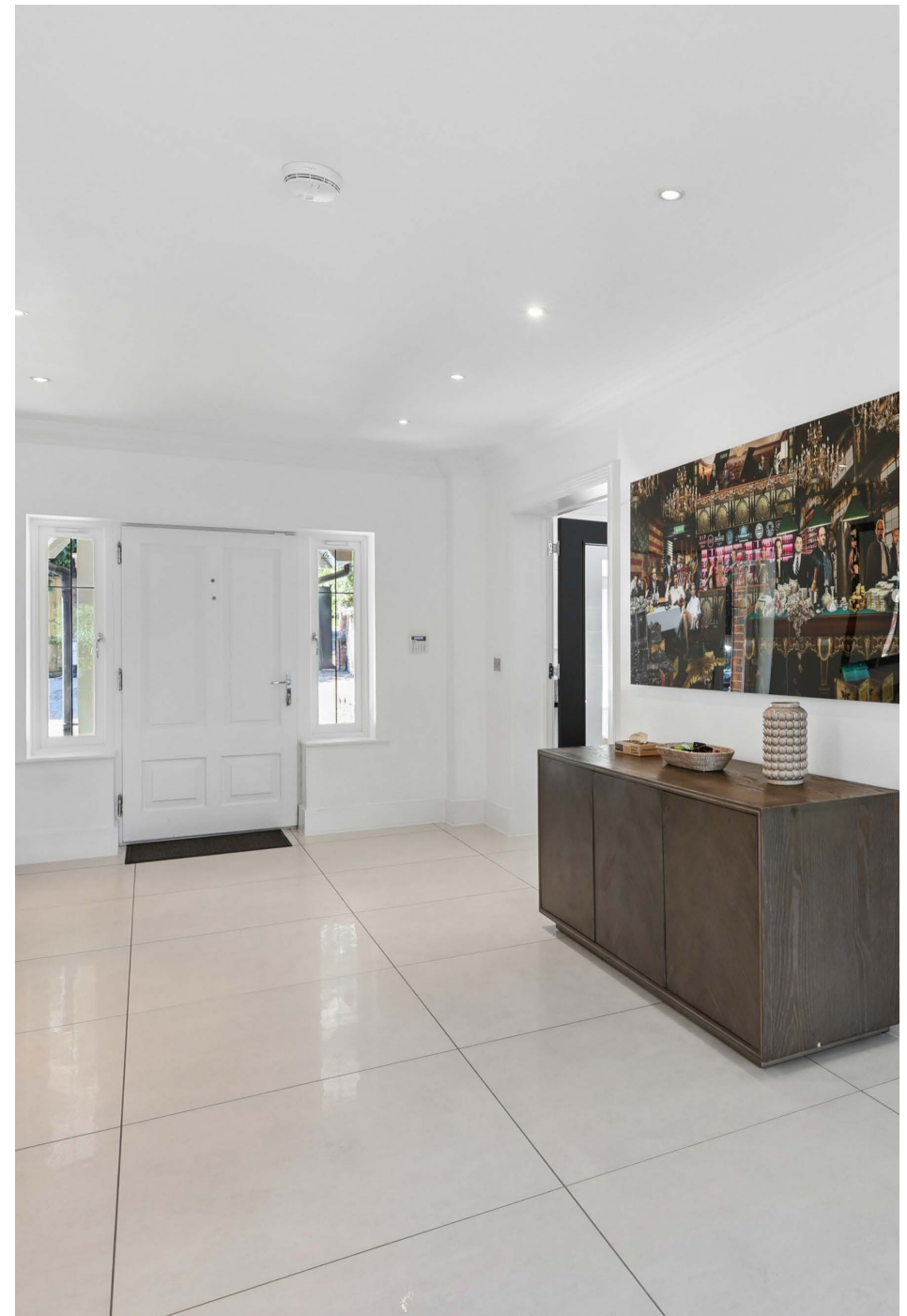




DESCRIPTION

The lower ground floor offers exceptional versatility and is ideal for modern family requirements. Comprising a spacious games room, laundry room and a generous study, this level is particularly appealing for those seeking dedicated home-working space. The study benefits from double doors opening directly onto the lower patio and garden, providing an attractive connection between the house and the outdoor space.

The first floor is home to the principal bedroom suite, complete with dressing room and en suite bathroom, alongside two further well-proportioned bedrooms and additional bath/shower facilities. The second floor provides two further bedrooms and a family bathroom, creating excellent accommodation for older children, guests or extended family.







DESCRIPTION

To the rear, the mature landscaped garden enjoys a high degree of privacy and seclusion. Predominantly laid to lawn, it is bordered by established hedging and well-stocked planting, creating an attractive and tranquil setting. A slightly raised patio terrace provides an ideal area for outdoor dining and entertaining, overlooking the garden.

To the right-hand side, steps lead to a further secluded patio and garden area, offering an additional private space in which to relax and enjoy the surroundings.

This outstanding family home successfully combines generous accommodation, flexible living space and beautifully maintained gardens in a highly desirable residential setting.







LOCATION

Walking distance to both Danes Hill School as well as Oxshott train station which offers a fast and direct route to London Waterloo (journey times from 36 minutes). Road links are outstanding, with the A3 providing direct access to London, the M25, Gatwick and Heathrow airports.

There is a superb choice of outstanding schools in the area including ACS International School, Danes Hill, Reeds School and St Johns, Leatherhead which are all close by.

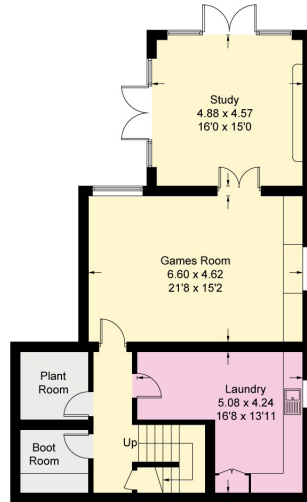
Sporting and recreational activities in this vicinity are exceptional, with golf at Beaverbrook, Queenwood, St George's Hill and The Wisley. There is racing at Sandown, Ascot and Epsom Downs, as well as polo at Guards polo club in Windsor Great Park, and walking and riding on Oxshott Heath.



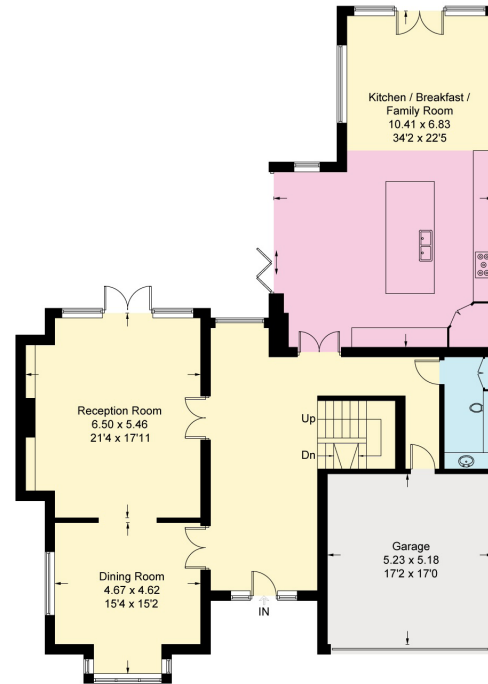


High Drive, KT22

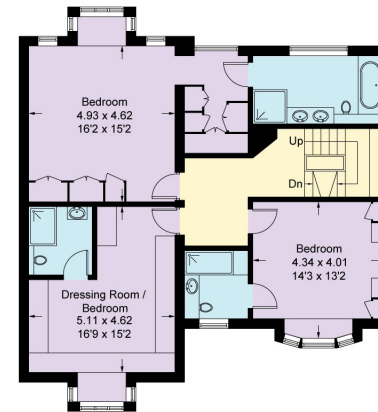
Approximate Gross Internal Area = 458.5 sq m / 4935 sq ft
(Including Reduced Headroom / Eaves / Garage)



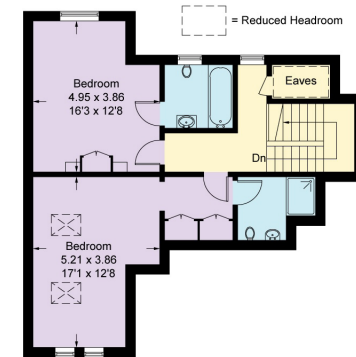
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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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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