



Shorwell Oakshade Road, Oxshott, KT22 0LE
Price Guide £895,000 Freehold

SITUATION AND DESCRIPTION

The property is approached via manual gates, which open to the driveway and garden, landscaped with laurel hedging to the boundary.

This unique character property was originally built in 1898 and has been extended recently to offer a distinctive single storey contemporary open plan kitchen / breakfast family room. Built and finished to a high quality with underfloor heating, 5m glazed lantern, corner opening bifold doors, Rako lighting system and stunning bespoke fitted kitchen.

The property also has permitted development rights for an additional bedroom and bathroom on the second floor - Planning ref 2021/1935

The original house is well presented and offers two ensuite bedrooms upstairs and a generous hallway with two further receptions.

This mix of character and contemporary accommodation combined with modern technical specification, all situated within a short walk of Oxshott's schools and village amenities is rare to find and viewing is highly recommended.

HOW TO GET THERE

From our office in Oxshott High Street, Shorwell is at the bottom of Oakshade Road and is the last house on the left hand side.

ENTRANCE HALL

Underfloor heating, range of fitted storage cupboards, to include housing for technical and communications equipment.

LIVING ROOM

13'1" x 12'3" (4m x 3.75m)
Bay window, decorative brick built fireplace.

SNUG

11'11" x 10'11" (3.64m x 3.35m)
Wood floor, understairs cupboard, decorative fireplace with tiled hearth (currently capped.)

KITCHEN / BREAKFAST/FAMILY ROOM

26'7" x 21'3" (8.11m x 6.5m)
Range of base and wall units with granite worktops, integrated appliances to include full height Bosch fridge and separate freezer, Liebherr Wine Fridge and pantry cuboard. Large island with breakfast bar and storage under, integrated dishwasher and twin bowl under-mounted sink. There is a 1500 cm space for an electric range cooker.

The room has underfloor heating, automated Rako lighting system, smart hub that controls pedestrian access gate and intercom, 5 m glazed ceiling lantern, LG air conditioning, feature log burner and corner bifolds to the garden.

DOWNSTAIRS SHOWER ROOM

Shower cubicle with display recess, wash hand basin, limited edition Burlington high level w.c.

HOME OFFICE / BEDROOM THREE

21'9" x 12'5" (6.63m x 3.8m)
Also part of the newly built extension and hence benefitting from underfloor heating and air con, range of fitted units with space and plumbing for washing machine and drier and housing water softener. Door to terrace and french doors to garden, flexible use as either home office, gym or third bedroom.

CLOAKROOM

Low level w.c, wash hand basin.

STAIRS TO FIRST FLOOR LANDING

MASTER BEDROOM

12'4" x 11'0" (3.76m x 3.37m)
Original decorative fireplace, LG air conditioning unit

ENSUITE BATHROOM

Tile enclosed bath with shower over, low level w.c. vanity unit with under-mounted sink and storage under. heated towel rail, roof light.

BEDROOM TWO

12'2" x 11'1" (3.73m x 3.38m)
Original decorative fireplace.

ENSUITE SHOWER ROOM

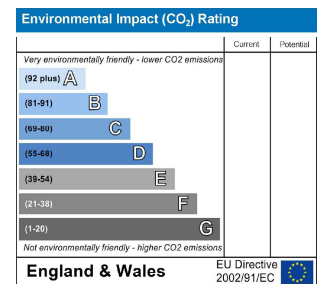
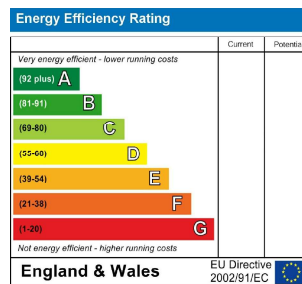
Shower cubicle, low level w.c. wash hand basin and towel rail.

GARDEN

Fully landscaped with shrub boundaries, attractive terrace with dining and seating areas benefitting from external speakers ideal for entertaining, lawned area and storage shed. Automated pedestrian gate and manual vehicular gates.

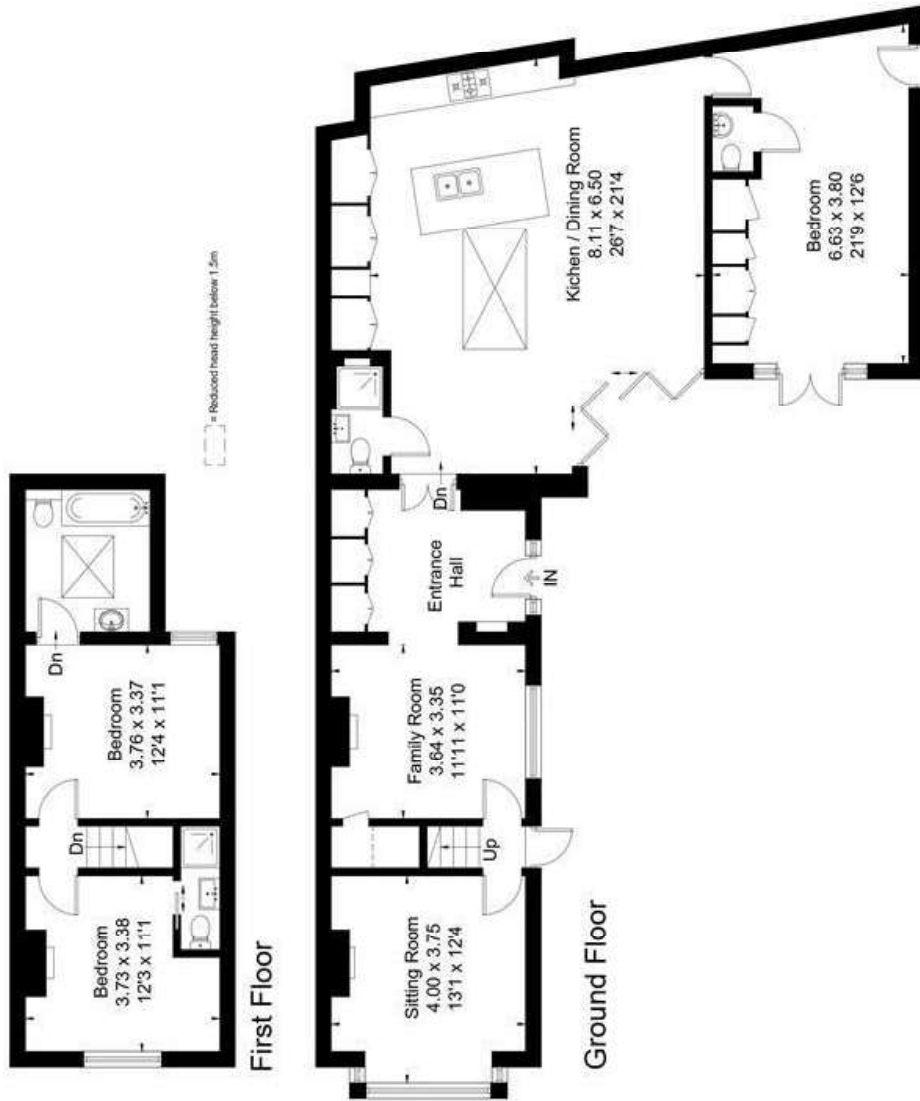
COUNCIL TAX

Band E - £3125.06





Approximate Floor Area = 155.2 sq m / 1670 sq ft



First Floor

Ground Floor



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 #108268