

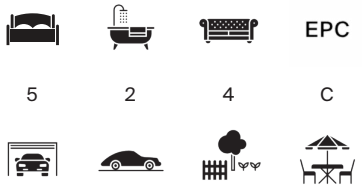
BIRDS HILL ROAD

Oxshott, Surrey, KT22



EXCEPTIONAL FIVE-BEDROOM DETACHED HOME IN THE EXCLUSIVE CROWN ESTATE, OXSHOTT

Occupying a secluded plot of approximately 0.8 acres and enjoying a highly desirable south-westerly aspect, this is an impressive family residence set within beautifully landscaped gardens and benefiting from an exceptional degree of privacy.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold





DESCRIPTION

Located on the prestigious and private Crown Estate, Oxshott and approached via private electric gates, this elegant detached home extends to approximately 4,295 sq ft and is complemented by a triple garage, extensive driveway parking and mature grounds. The property offers well-balanced accommodation perfectly suited to modern family living, with significant potential for enlargement, subject to the usual planning consents.

A welcoming entrance hall, finished with a stone floor, forms an impressive introduction to the house and provides access to the principal reception rooms. At the heart of the home is a superb bespoke kitchen/breakfast room, fitted with a comprehensive range of integrated appliances, stone work surfaces and a central breakfast bar. Designed with both family life and entertaining in mind, the kitchen opens seamlessly to an informal sitting area and offers ample space for dining, with double doors opening directly onto the terrace and gardens beyond.









DESCRIPTION

Adjoining the kitchen is a well-appointed utility room providing additional storage, a sink and external access. Two studies either side of the hallway overlook the front gardens offering ideal home-working environments, with one benefitting from bespoke cabinetry. The elegant drawing room enjoys attractive views over the grounds and features a fireplace together with doors opening onto the terrace. A formal dining room, cloakroom and coats cupboard complete the ground floor accommodation.

The first floor provides excellent family accommodation, centred around a spacious principal bedroom suite with extensive fitted wardrobes and an en suite bathroom. There are four further well-proportioned bedrooms, three of which benefit from fitted wardrobes, served by a family bathroom.









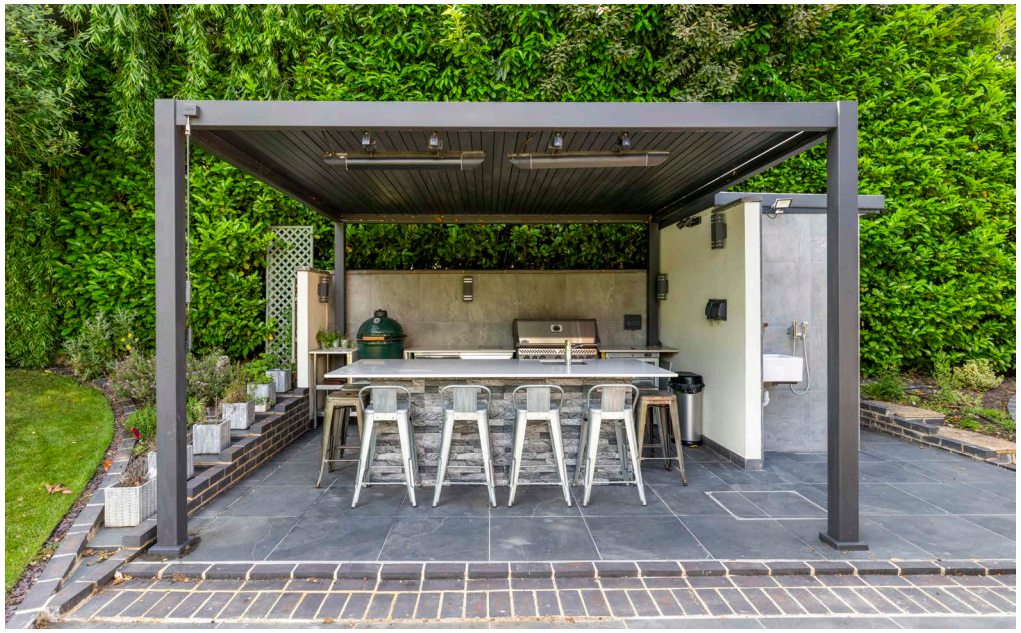


DESCRIPTION

The beautifully maintained rear gardens are a particular feature of the property, providing a tranquil and private setting for relaxation and entertaining. Predominantly laid to lawn and framed by mature trees and established planting, the gardens offer year-round interest and seclusion. A substantial terrace adjoins the house and is complemented by an exceptional bespoke outdoor kitchen featuring a gas grill, refrigerator and dishwasher, creating a wonderful focal point for al fresco dining and summer entertaining. An adjoining storage room and dedicated dog-wash area add further practicality.

Towards the rear of the gardens is a detached studio/gym together with a productive kitchen garden incorporating raised beds. Several thoughtfully positioned seating areas are dotted throughout the grounds, providing peaceful spaces from which to enjoy the surrounding setting.







LOCATION



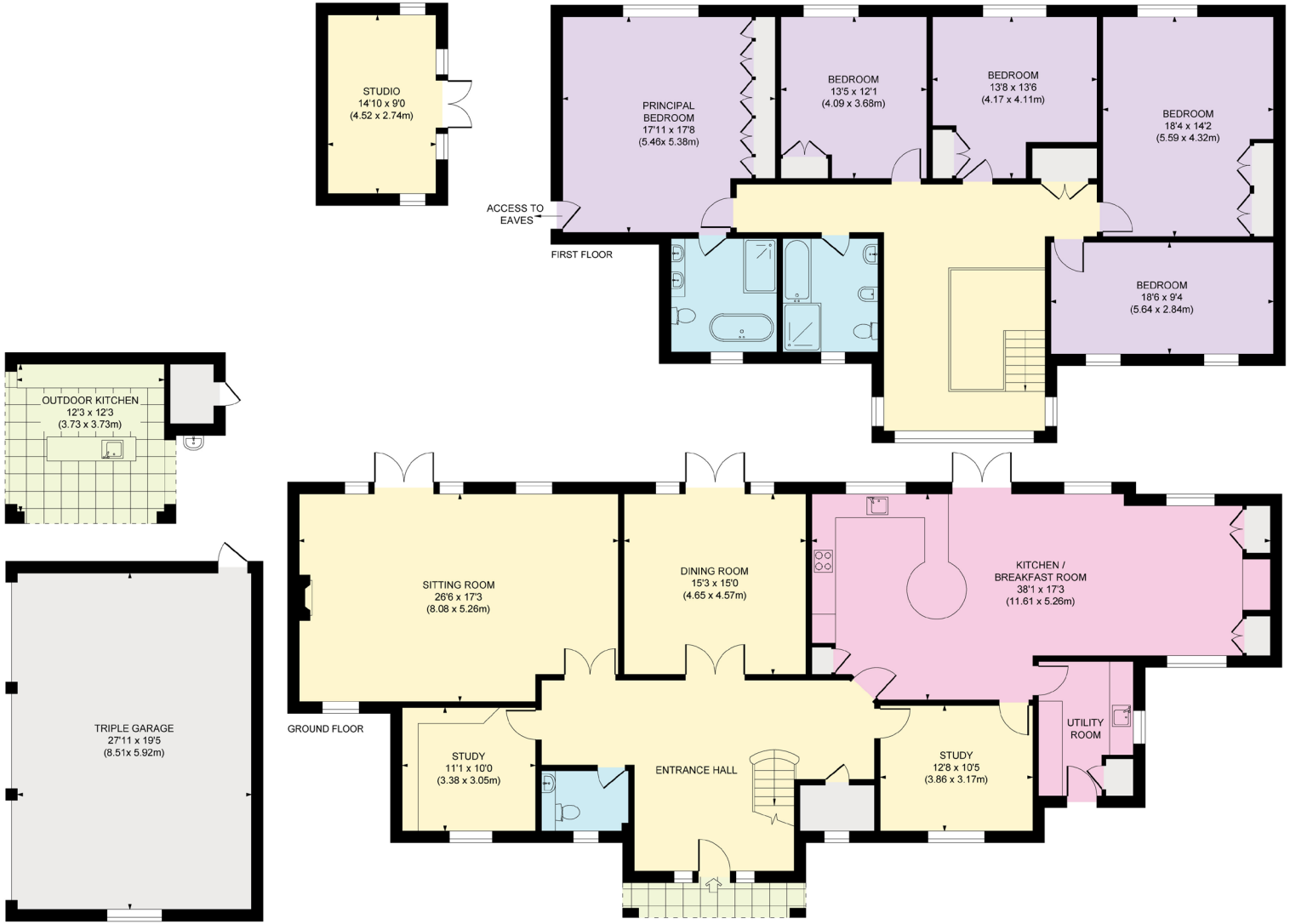
Situated within the private Crown Estate in Oxshott, close to the village of Cobham with its local shops, restaurants and amenities.

An excellent commuter location, the A3 is a short drive away giving access to central London, the M25, Heathrow and Gatwick airports. Oxshott station with a direct service to London Waterloo is within walking distance. Schooling in the area is superb with Danes Hill which is within walking distance, the ACS Cobham International School, Claremont Fan Court School in Esher and Notre Dame in Cobham.

Oxshott 0.5 mile, A3 1.5 mile, M25 (J9) 2.5 miles, Cobham 3.3 miles, Central London 20.5 miles (distances approximate).



Approximate Gross Internal Area
Main House 3,616 sq. ft / 336.00 sq. m
Garage 542 sq. ft / 50.37 sq. m
Outbuilding 133 sq. ft / 12.38 sq. m
Total 4,291 sq. ft / 398.75 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. (ID767266)

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