



39 Halcyon Close, Oxshott, Surrey, KT22 0HA

Price Guide £895,000





- DETACHED FAMILY HOUSE
- THREE DOUBLE BEDROOMS
- RECEPTION HALL & CLOAKROOM
- KITCHEN/DINING ROOM
- LANDSCAPED GARDENS
- GATED DEVELOPMENT
- THREE BATHROOMS
- SITTING ROOM
- WALKING DISTANCE TO OXSHOTT VILLAGE
- GARAGE & PARKING



## Description

This stylish detached house family house is situated in a gated development whilst within a short walk of Oxshott Village and local schools.

Offering just over 1500 sq.ft.incl.gge of accommodation over three floors, many of the rooms featuring a double aspect and hard flooring. A spacious reception hall with cloakroom gives way to the kitchen breakfast room with integrated appliances and space for dining table and a delightful sitting room with central fireplace and double doors to the garden.

On the first floor there are two double bedrooms (one ensuite) and modern family bathroom. Stairs from the landing lead to a superb 24' principal bedroom suite with dressing area and large ensuite with separate shower and bath.

Outside, there is off street parking and garage with rear personal door leading to a lovely landscaped garden with patio, lawn, gravel beds, mature trees and hedging.

|                         |            |
|-------------------------|------------|
| <b>Tenure</b>           | Freehold   |
| <b>EPC</b>              | C          |
| <b>Council Tax Band</b> | G          |
| <b>Estate Charge</b>    | £322.00 pa |

## Situation

Halcyon Close is a 5-10 minute walk from Oxshott Village offering local shopping, pubs, Village Centre, sports club and restaurants, whilst nearby Cobham village and Leatherhead offer a wider range of shopping facilities including Waitrose's and Sainsburys.

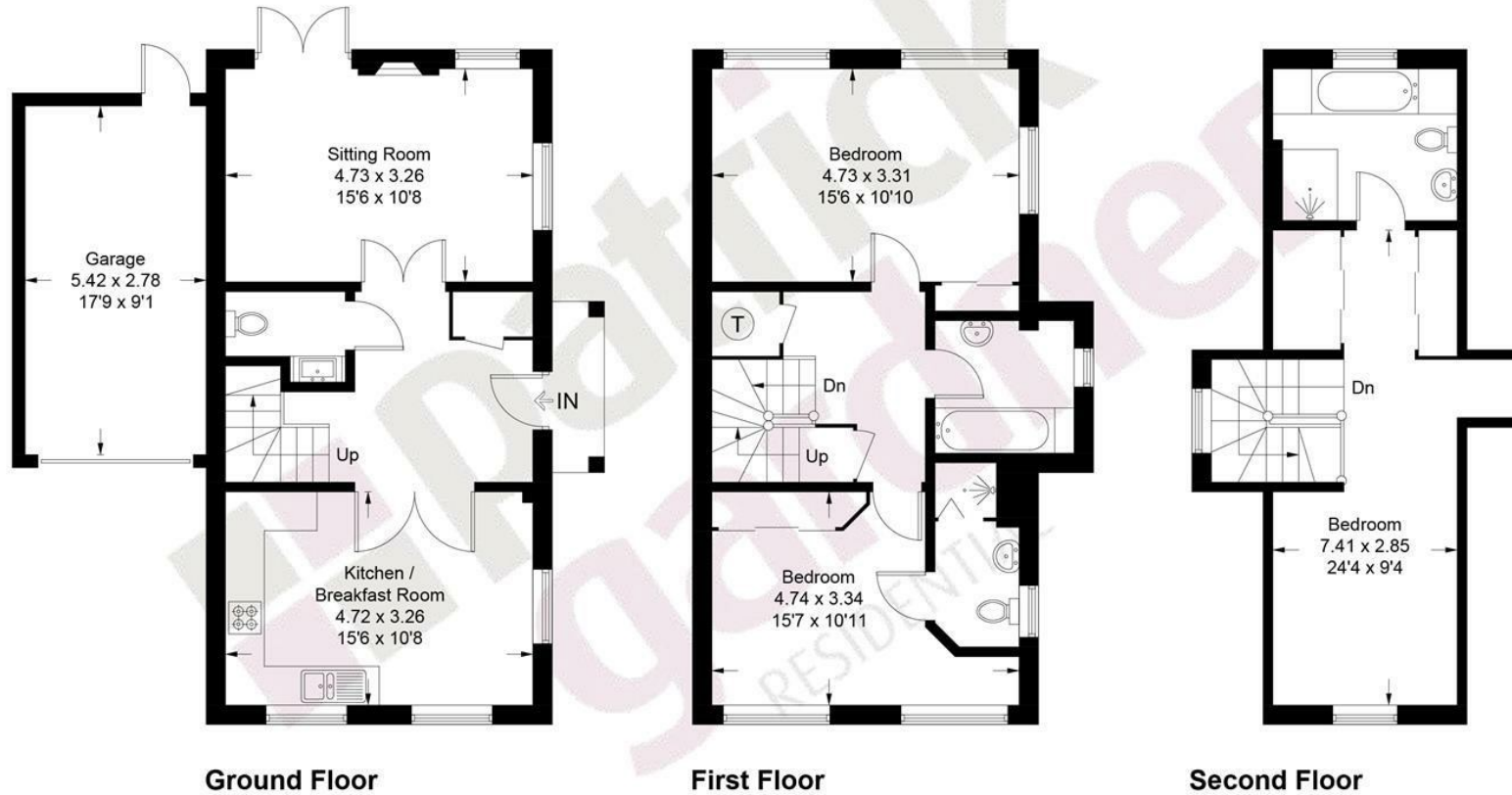
There is excellent schooling in the area including Danes Hill Prep School, Parkside Prep School, St Andrew's and Royal Kent Primary Schools, Reeds School at Cobham and St Johns School in Leatherhead.

Mainline rail services from Oxshott (just over half a mile away) are available north to London Waterloo and south to Guildford whilst junction 9 of the M25 is under a mile away at Leatherhead.

Oxshott Heath and wood is about 10 minutes walk away and the general area abounds in lovely countryside, much of which is Green Belt and National Trust owned, being ideal for walkers and horse riding. There are numerous golf courses in the vicinity including Leatherhead Golf Club as well as Tyrrells Wood at Leatherhead, the RAC at Epsom and the private members Beaverbrook country club at Leatherhead.



Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 141.6 sq m / 1524 sq ft



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 decisions reliant upon them. (ID1294465)

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