



PERCIVAL CLOSE,

Oxshott KT22



EFFORTLESSLY CONVENIENCES OF CONTEMPORARY LIVING

Leading from the spacious marbled entrance hall are the principal reception rooms including the large drawing room, dining room, and study. A special feature of the property is the stunning kitchen/breakfast/family room.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12

Deposit amount: £34,615.38

Available date: September

£25,000 per month



Upon entering the property through an impressive and spacious marbled entrance hall, you are immediately struck by the elegance and scale of the accommodation. From here, the principal reception rooms are accessed, each thoughtfully designed to offer both comfort and grandeur. The large drawing room provides an ideal space for formal entertaining, featuring generous proportions and refined finishes. Adjacent to this is a sophisticated dining room, perfectly suited for hosting dinner parties or family gatherings. A separate study offers a quiet and private space for home working or reading.

A particular highlight of the property is the stunning kitchen/breakfast/family room — a beautifully designed and expansive open-plan space that serves as the heart of the home. With bespoke cabinetry, high-end appliances, and ample room for both casual dining and relaxed family living, this area seamlessly combines style and functionality.







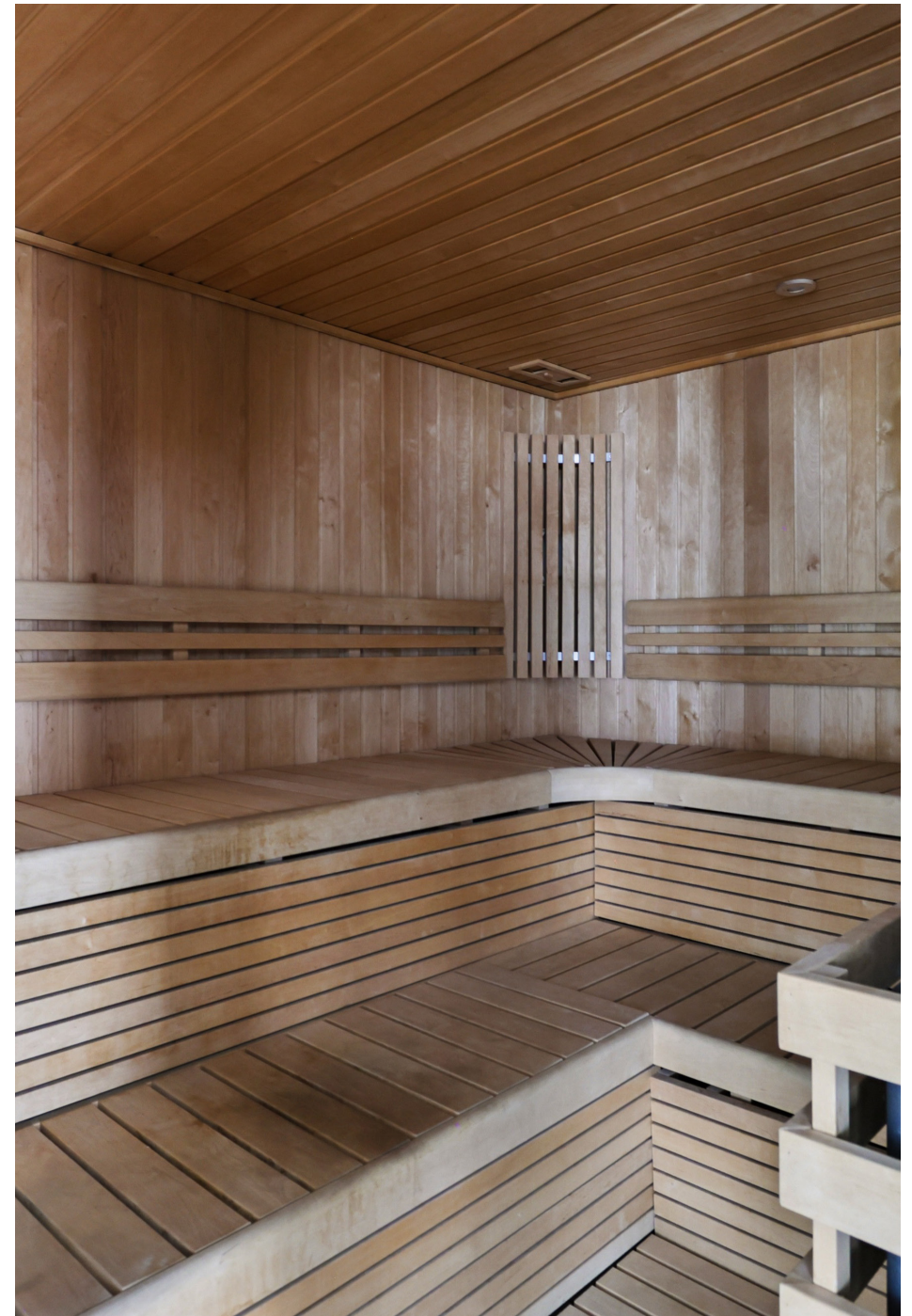


The lower ground floor is home to a luxurious cinema room with an adjacent entertaining area, creating an immersive space for movie nights or relaxed social gatherings.

To the rear of the property, a superb indoor swimming pool complex provides the ultimate in private wellness and leisure facilities. This space includes a heated pool, sauna, and steam room, designed to create a tranquil retreat within your own home.

A separate staff annexe offers additional flexibility, ideal for live-in help, guests, or extended family.

The property is approached via secure electric gates, leading to a private driveway and a detached double garage. Set within beautifully landscaped grounds.







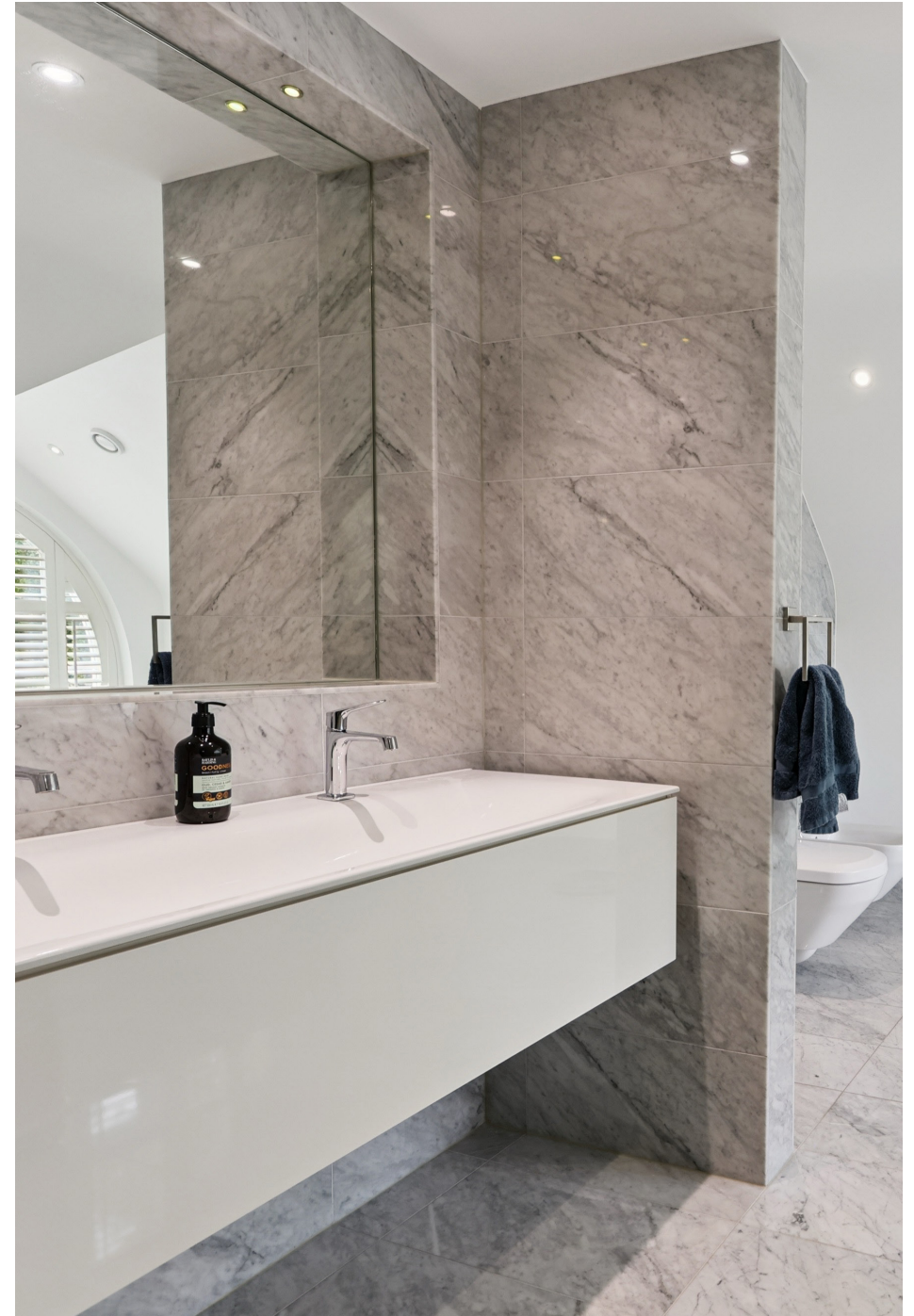
The first floor hosts the luxurious principal bedroom suite, comprising a spacious bedroom, a dedicated sitting area, an extensive dressing room, and a sumptuous en suite bathroom. Two additional guest bedroom suites each offer en suite facilities and generous accommodation. A further well-proportioned double bedroom also benefits from its own en suite shower room.

The second floor continues to impress, featuring a large and versatile games or leisure room — ideal for a range of recreational uses — along with an additional double bedroom, complete with en suite shower room, making it perfect for guests or older children seeking privacy.



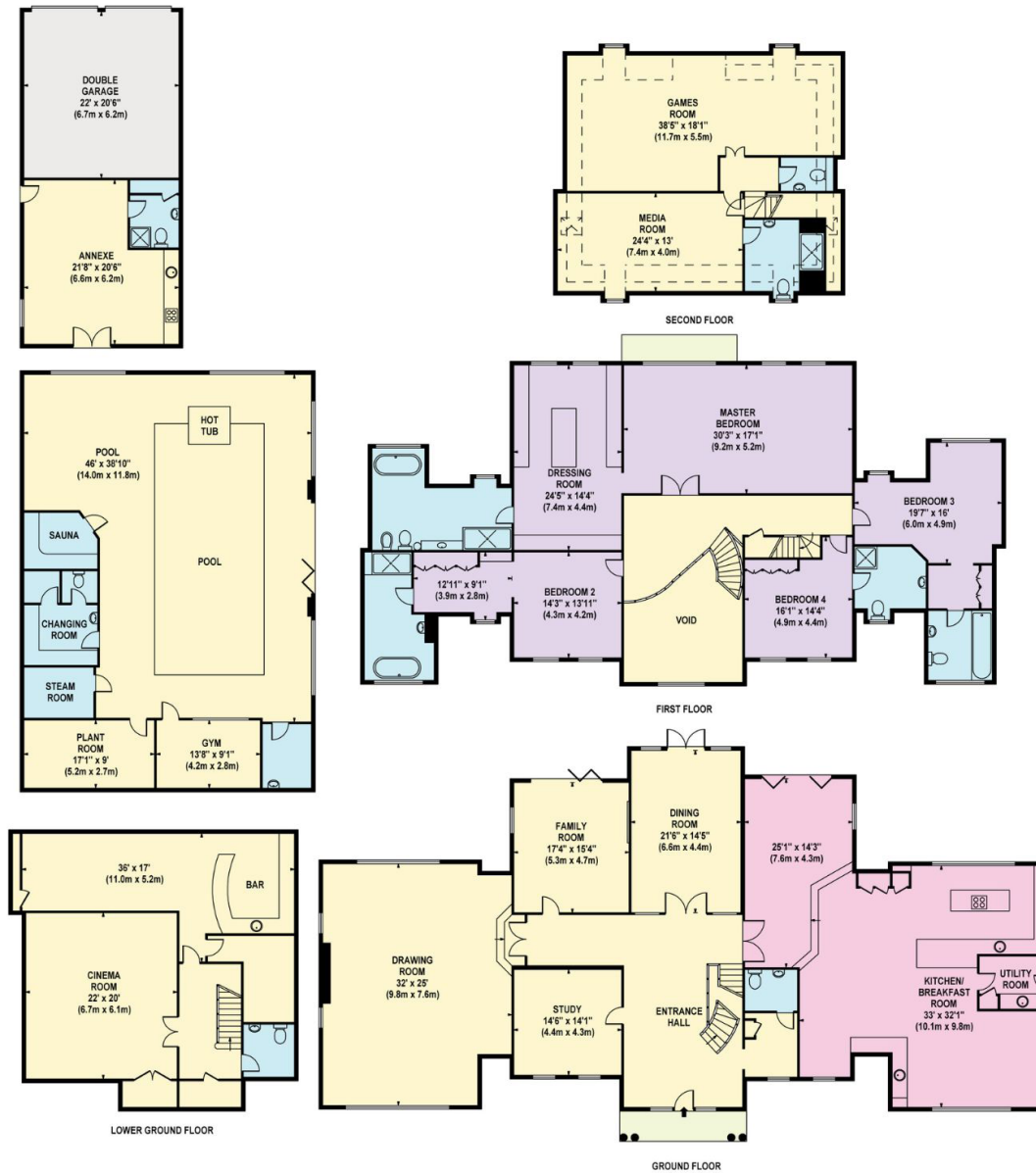


Oxshott is a great village location, with the world on your doorstep! Ideally situated in beautiful countryside, yet only 17 miles south-west of London, this village enjoys excellent transport links for road, rail and air travel. Regular trains from Oxshott take just 35 minutes to reach London Waterloo, whilst you can drive and be on the M25 in a matter of minutes. Both Heathrow and Gatwick are only a 30 minute drive away and coastal towns like Portsmouth and Brighton are accessible within a 45 minute drive. For a small village, Oxshott certainly punches above its weight when it comes to social and sporting amenities. The thriving sports club, for example, provides a focal point for a range of sporting and community activities. The nearby Clare Hill golf course and Esher Rugby Club both also have an enthusiastic following. If you want a little outdoor recreation , cycling, walking or horse riding .









Approximate Gross Internal Area = 790 sq m / 8,502 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 any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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