



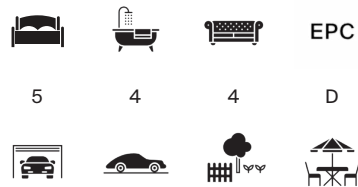
# PERCIVAL CLOSE

Oxshott, Surrey, KT22



# FIVE BEDROOM DETACHED FAMILY HOME, FOR SALE IN OXSHOTT, KT22

Set behind secure electric gates, this exceptional family residence occupies a magnificent westerly-facing plot of approaching one acre, with direct access onto the picturesque Oxshott Heath.



Local Authority: Elmbridge Borough Council

Council Tax band: H

Tenure: Freehold



## DESCRIPTION

Beautifully refurbished by the current owners to an exacting specification, the property combines elegant proportions with contemporary design, resulting in a home ideally suited to modern family living and sophisticated entertaining. A sweeping driveway provides extensive parking and leads to an attached triple garage, with ancillary accommodation above.

The welcoming reception hall creates an immediate sense of grandeur, featuring a central staircase rising to a galleried landing above. The principal reception rooms are thoughtfully arranged, offering a perfect balance of formal and informal living spaces. The drawing room is particularly impressive, with rich walnut flooring, a feature fireplace and delightful views across the rear garden. French doors open seamlessly into the dining room, which benefits from a charming bay window and direct access onto the terrace.









## DESCRIPTION

The kitchen/breakfast room is a standout feature, beautifully appointed with bespoke Italian cabinetry by Miton and centred around a generous island, ideal for both everyday family use and entertaining. This space flows effortlessly into a striking vaulted family room, enhanced by a dramatic arched window overlooking the gardens. A well-proportioned study completes the ground floor accommodation.

The first floor offers five well-appointed bedrooms, including a superb principal suite with a bespoke Neatsmith dressing area, private terrace and a luxurious en-suite bathroom. A guest bedroom also enjoys en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom. A further bedroom suite is positioned on the second floor, providing excellent flexibility.





ALEX  
2023  
CHESS  
CHAMPION





## DESCRIPTION

This substantial home sits in gardens which offer a westerly aspect to the rear and a new driveway with landscaping leading from the main entrance. The rear gardens are mainly laid to lawn, surrounded by mature trees and include a summer house and rear entertaining terrace.

Percival Close is situated 0.7 miles from 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.

Oxshott village offers a peaceful setting with easy access to Oxshott Heath, a vast expanse of heathland and woodland ideal for outdoor activities.

The village features local shops, cafés, and two pubs, while nearby towns such as Esher, Cobham, Leatherhead, Kingston, and Guildford provide a wider range of shopping and leisure options.





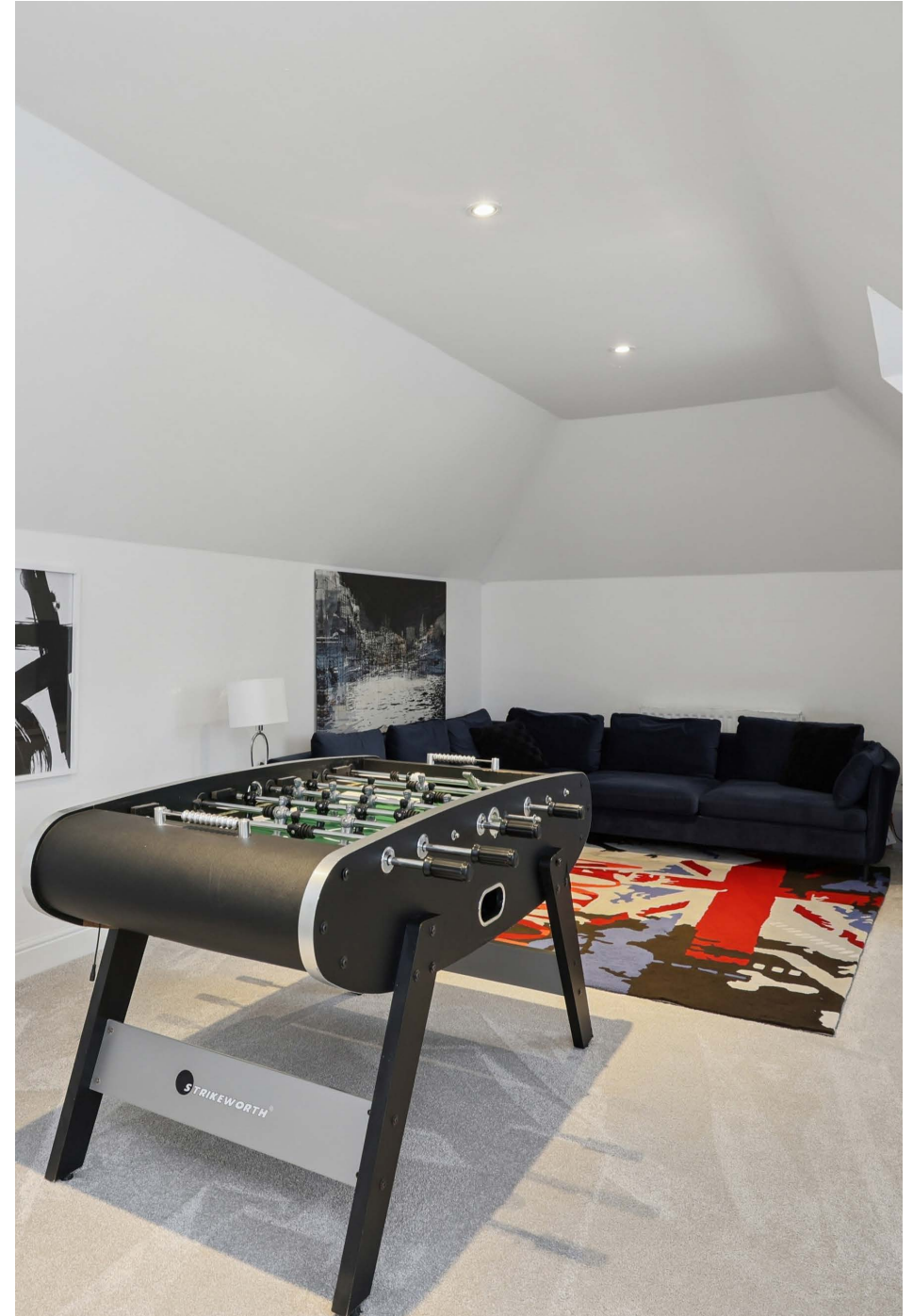


## DESCRIPTION

There is a superb choice of outstanding schools in the area, including Danes Hill, ACS International School, 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, and polo at the Guards Polo Club in Windsor Great Park.

Oxshott village 1.1 miles, Esher 2.2 miles, Cobham 3.1 miles, M25 (J9) 2.8 miles, A3 0.5 mile, Central London 19.4 miles (All distances approximate).





# Percival Close, KT22

Approximate Gross Internal Area = 462.1 sq m / 4874 sq ft  
 (Including Reduced Headroom / Garage / Excluding  
 Ground Floor External Cupboard / Eaves)  
 Outbidding = 24.4 sq m / 263 sq ft



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.  
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 before making any decisions reliant upon them. (ID767266)



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