



## STUNNING FAMILY HOME LOCATED ON A PRESTIGIOUS PRIVATE CROWN ESTATE

PRINCES DRIVE, OXSHOTT, LEATHERHEAD, SURREY, KT22 0UP

**Unfurnished, £14,950 pcm** + fees and other charges apply.\*

**Available from 25/09/2019**





- 6 Bedrooms • 6 Bathrooms • 5 Receptions
- 6 bedrooms • 6 bathrooms • 5 reception rooms
- Outdoor swimming pool • Gym
- EPC Rating = B • Council Tax = H

### Description

A magnificent family home constructed by Octagon Developments, which has been meticulously enhanced by the current owners. Set on a 3/4 of an acre west facing garden in the heart of The Crown Estate in Oxshott, Surrey.

From the minute you open the front door, you enter a well-planned home providing formal areas and luxurious family space that blends together seamlessly. There is the main study, TV/cinema room, drawing room with concealed pocket doors through to the dining room. Fabulous glass doors leading back into the hallway and also concealed doors into the heart of the home, the kitchen/breakfast/family room which connects through to the formal areas of the house. Bi-fold doors lead to the large patio and landscaped private rear garden, overlooking the swimming pool and leisure facilities. A cloak room, utility room and access to the garage complete the ground floor.

A sweeping circular staircase with 4 high glazed windows flood the entrance hall with light. Off the first floor landing there is a magnificent master bedroom with 2 dressing rooms, bathroom with marble tiles, shower room and sitting area with access onto the terrace and 3 further bedroom suites. A door leads through to a secondary landing with guest/staff accommodation with 2 bedrooms, bathroom and separate staircase returning to the back of house.

Outside, electronic gates open to a large sweeping resin-bonded driveway with ample parking leading up to the garage, complimented by mature flower and shrub borders. Access around both sides of the house lead to the generous rear garden with large sun terrace leading on to the heated swimming pool, a designer cabin with changing facilities, gym and plant room.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.





### Situation

Located in the exclusive private Crown Estate, close to the village of Oxshott and mainline station with trains to London Waterloo (approximately 40 minutes).

Esher and Cobham are nearby with a wide range of shops, boutiques, restaurants and recreational facilities.

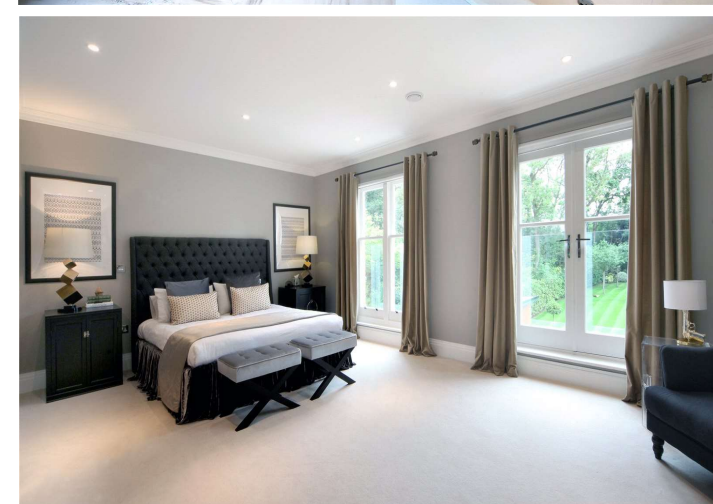
Central London 18 miles  
London Heathrow 21 miles  
Gatwick 24 miles

### FLOORPLANS

Gross internal area: 8004 sq ft, 743.6 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531AIP.

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

**Cobham Lettings**  
Charlotte Alexander  
calexander@savills.com  
**+44 (0) 1932 586 220**

**savills.co.uk**