A WONDERFUL FAMILY HOME LOCATED IN A SMALL GATED DEVELOPMENT ON WRENS HILL

WRENS HILL, OXSHOTT, LEATHERHEAD, SURREY, KT22 0HN

Unfurnished, £6,500 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 07/07/2018
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LEATHERHEAD, SURREY, KT22 0HN

£6,500 pcm Unfurnished
• 6 Bedrooms • 3 Bathrooms • 4 Receptions
• Gated Development • Private Road • Large open plan kitchen/family room • Separate utility room • Gardening included • Versatile living space
• EPC Rating = B • Council Tax = H

Situation
Oxshott is close to the A3 and J10 of the M25 and offers a range of schools, shopping facilities and restaurants. Danes Hill School & Bevendean, Reeds School, St John's School and the ACS International School are all within a few miles of the property. Oxshott also has it's own Primary School, the Royal Kent School. Oxshott Station offers a direct route to London Waterloo with journey times of around 35 minutes. Oxshott has two 'Gastropubs', The Victoria and The Bear, both newly refurbished. There are a number of small independents within the parade of shops, including a village store, butchers, hairdresser and day spa. There is an Esso petrol station and a church, St. Andrew's, as well as Oxshott Village Medical Centre on Holtwood Road. There is a very active sports club, Oxshott Village Sports Club, and plenty of access to green spaces such as Princes Convent and Oxshott Heath & Woods.

Description
The property has been well cared for and offers open plan modern living. The entrance hall leads you into a formal dining room, reception room and a spacious open plan kitchen/breakfast/family room with double doors leading into the garden. The first floor landing leads into 4 double bedrooms, the master has the benefit of a dressing room and balcony and there are a further 2 bathrooms. The second floor has a further 2 double bedrooms with a bathroom. Further benefits to this property is a double garage, off street parking and lovely garden with patio area ideal for entertaining.

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

Viewing
Strictly by appointment with Savills.
FLOORPLANS

Gross internal area: 3482 sq ft, 323.5 m²
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit savills.co.uk/fees. Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180506LZMA

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