



Grove House, The Spinney, Queens Drive, Oxshott, Surrey, KT22 0PL

Beautifully presented family home, with grounds of 0.612 acres, set in the highly regarded private Crown Estate

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Description

Built by Latchmere Homes in 2002, Grove House is a spacious and imposing family home located in the prestigious Crown Estate in Oxshott. Modern features include high ceilings, concrete floors and underfloor heating in selected areas. The house offers versatile family accommodation and the added advantage of a large games room above the triple garage which could be converted into an office or annexe accommodation.

There are 4 reception rooms and a large kitchen/breakfast room with attractive cabinets, integrated appliances and granite work surfaces. There are steps leading to the TV/family room which has an impressive vaulted ceiling and views to the garden. To the first floor there are 4 bedrooms all with en suite bathrooms, including two bedrooms with dressing rooms. The house historically had 5 bedrooms before the current owner converted it to 4 and the new owner could change it back.

The property occupies a plot measuring overall 0.612 acres with a superb westerly backing rear garden with substantial patio and steps leading to the lawned areas. The property is bordered by mature trees and shrubbery whilst electronic gates to the front leads to extensive parking and further lawned areas.



Accommodation

4 reception rooms | Large kitchen/breakfast room
4 bedrooms, two with dressing rooms and all with en suite facilities | Games room/annexe
Utility room | Triple garage | Private westerly facing garden of 0.612 acres | Private estate location | Electric gated entrance | EPC Rating C



Location

The Crown Estate is one of the most recognised private addresses in the area with Oxshott Village being just over 1 mile whilst Oxshott train station is about 1 mile and offers a regular service into London Waterloo in around 35 minutes. The A3 is less than 1/2 mile and links with the M25 at junction 10. Oxshott is renowned for its excellent local schooling such as Danes Hill, Reed's School and ACS are also nearby.

Oxshott Heath is close by and popular with families for recreation and dog walking.

The area also offers an abundance of sporting and leisure facilities, including Oxshott Village Sports Club and The Beaverbrook Country Club.



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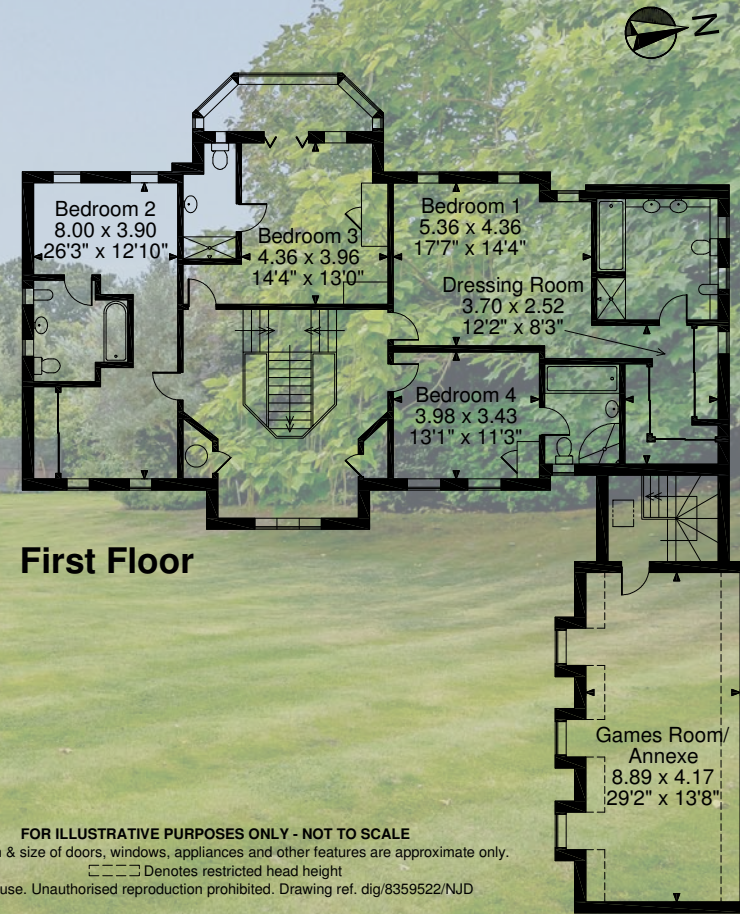
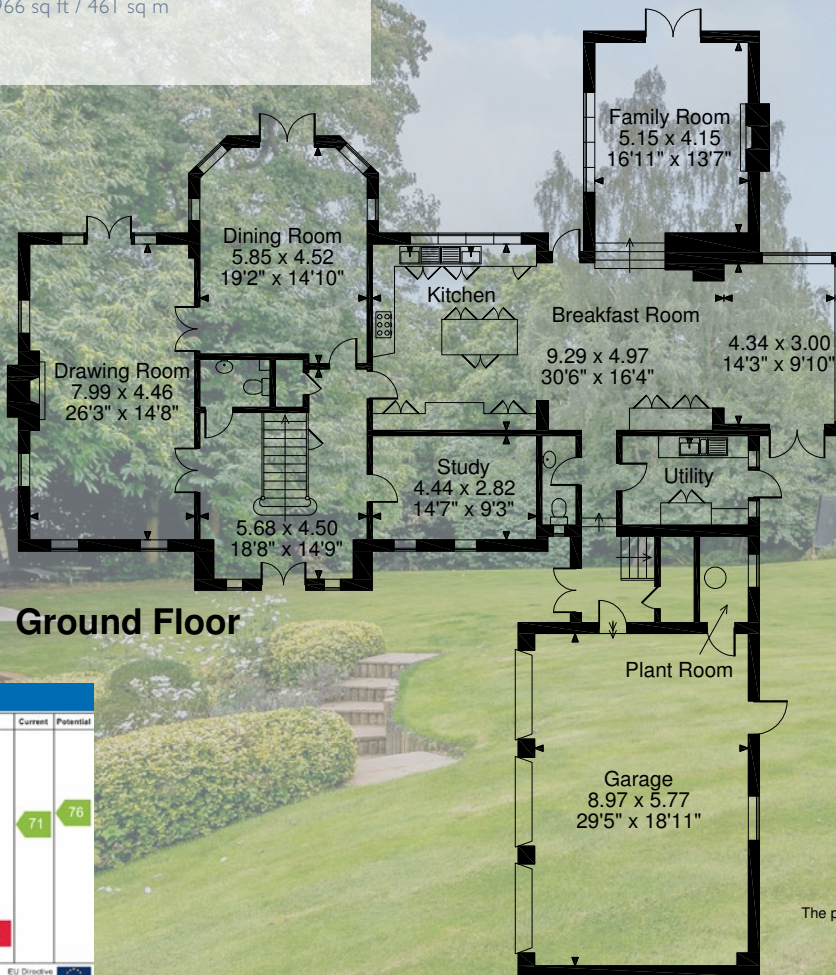
Floorplans

Main House gross internal area = 3,953 sq ft / 367 sq m

Garage & Plant Room gross internal area = 594 sq ft / 55 sq m

Games Room/Annexe gross internal area = 419 sq ft / 39 sq m

Total gross internal area = 4,966 sq ft / 461 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	76
EU Directive 2002/91/EC			

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 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
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