



BRAND NEW DETACHED HOME OF 4,178 SQ FT ON A PRIVATE ROAD

HIGH GATE, 1 A HIGH DRIVE, OXSHOTT, KT22 0NG

Freehold

savills

CONVENIENTLY LOCATED FOR DANES HILL SCHOOL AND OXSHOTT MAINLINE STATION

HIGH GATE, 1 A HIGH DRIVE,
OXSHOTT, KT22 0NG

Freehold

Kitchen/dining/family room ♦ 2 reception rooms ♦ Master bedroom suite ♦ 4 further bedrooms ♦ 3 further bathrooms ♦ gym/games room ♦ study ♦ utility room ♦ garage ♦ Garden ♦ EPC rating = B

Situation

High Gate is set in the very heart of Oxshott village in a private road close to the High Street, which caters well for everyday needs. Esher and Cobham are both nearby with a wider range of shops, boutiques and restaurants including a Waitrose and The Ivy Brasserie.

There is an excellent choice of schools nearby including the renowned Danes Hill, Reed's, Feltonfleet, the ACS International School, and St John's. Oxshott mainline station (1.0 mile) provides a direct service to London Waterloo from around 35 minutes. There are also excellent road links to both the A3 and M25 providing routes into London along with both Gatwick and Heathrow Airports.

The area also enjoys a wide range of sporting and leisure facilities including tennis and cricket at Oxshott Village Sports Club. Oxshott Heath is close by and a great favourite for dog walking.

Description

High Gate provides the perfect blend of London living in a picturesque village setting. The property has an excellent finish and is set over 4 floors. The rooms are generously sized with high ceilings and large timber windows.

The entrance hall has a beautiful porcelain tiled floor which contrasts well with the black solid oak doors. The drawing room has an elegant Marble Hill fireplace with stone surround and an uplit coffered ceiling. Large casement doors lead on to a feature lit terrace overlooking the gardens. The adjacent TV room also leads on to the terrace. A study and guest cloakroom complete the ground floor accommodation.

The lower ground floor comprises the superb kitchen/family/dining room. The kitchen is by Siematic and includes a range of integrated appliances, including two fridge freezers, a wine cooler and Quooker tap. Two sets of bi-fold doors span the width of the house and lead on to the large terrace and private rear garden. Also on this floor is a gym/games room, a shower room, large utility room and plant store.



The first floor provides the master bedroom with bespoke built in wardrobe and sumptuous en suite, with impressive Italian porcelain tiles and sanitary ware by Villeroy & Boch and Hansgrohe. There are two further bedrooms, both with bespoke built in wardrobes and a family bathroom.

The top floor offers two additional bedrooms, a shower room and a store room.

Features of note include underfloor heating to 3 floors, which are individually controlled for all areas, controllable remotely via a smartphone app. There is subtle feature lighting throughout and Cat6 wiring providing multi-room audio system wiring to the kitchen/dining/family room, drawing room, master bedroom and master en suite. There is home cinema wiring to the TV room. There are solar panels, a central extraction ventilation system and a 10 year construction warranty.

Outside, the garden is landscaped to the rear and front with feature lighting. The driveway provides parking for 2 cars and access to the single garage.

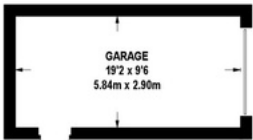
Viewing:

Strictly by appointment with Savills

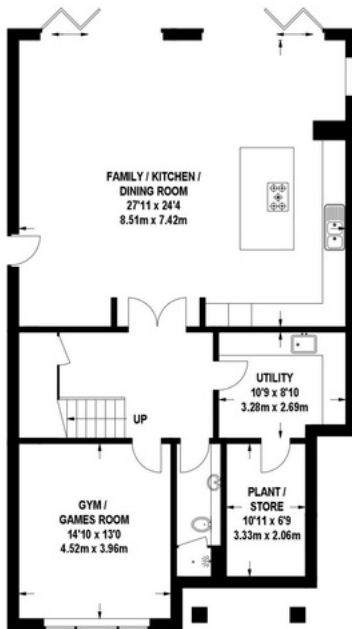


High Drive

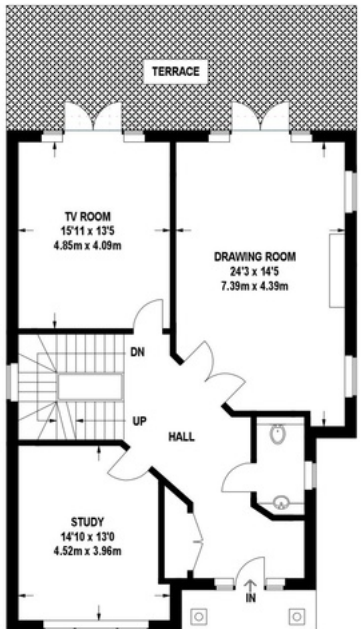
Approximate Gross Internal Area
Lower Ground Floor = 120.2 sq m / 1294 sq ft
Ground Floor = 97.5 sq m / 1049 sq ft
First Floor = 89.2 sq m / 960 sq ft
Second Floor = 63.9 sq m / 688 sq ft
Garage = 17.4 sq m / 187 sq ft
Total = 388.2 sq m / 4178 sq ft



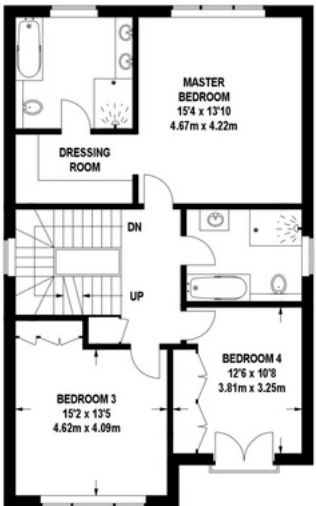
Garage
(Not Shown In Actual
Location / Orientation)



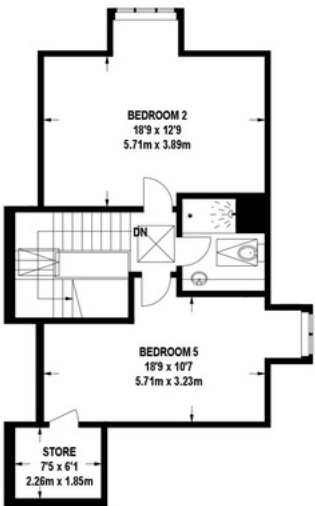
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Savills Cobham
cobham@savills.com
01932 586200

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		