



## Five bedroom home set in the Oxshott Way Estate

Red Oak, 12 Mizen Way, Oxshott, Surrey, KT11 2RH

Freehold



Kitchen/dining room • 4 reception rooms • 5 bedrooms  
• 3 bathrooms (2 en suite) • Utility room • Garage •  
Self contained annexe • South facing garden

#### Local information

Set in a quiet location within the desirable Oxshott Way Estate, within easy reach of Cobham High Street (0.6 mile) which offers a great selection of boutique shops, a Waitrose and restaurants including The Ivy Brasserie.

Cobham and Stoke d'Abernon train station (approx 1.2 miles) runs a direct service to London Waterloo in about 38 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airport

There is an excellent choice of private schools in the area including Reed's, ACS Cobham International School, Feltonfleet and Parkside.

#### About this property

Red Oak is a five bedroom family home arranged over two floors, which has been tastefully styled and decorated.

The entrance hall leads through to the double aspect sitting room with feature gas fireplace and double doors to the garden. The superb kitchen/dining room has a large central island and breakfast bar. Next to the kitchen is a utility room with door to outside, and a pantry. The remainder of the downstairs comprises an office, a guest washroom and a family room.

Upstairs the master bedroom has fitted cupboards and an en suite bathroom. There are three further double bedrooms and a family bathroom.

There is a significant loft space with suspended floor and plumbing, which could provide additional bedrooms/media/games room. The loft has expired planning permission, easily resurrected, for 2 dormers and room over garage.

The property also benefits from a self contained annexe comprising a living room, complete with kitchenette, double bedroom and bathroom. This is ideal for guests or elderly relatives or could easily be integrated to the main house if the new owner so desired.

Outside, the landscaped garden enjoys a southerly aspect and an excellent degree of privacy. It is mainly laid to lawn with a decked terrace, a variety of mature trees and shrubs, a rockery and a water feature. There is also a summerhouse and three sheds. To the front, the carriage driveway provides parking for up to five cars and access to the integral garage.

#### Tenure

Freehold

EPC rating = E

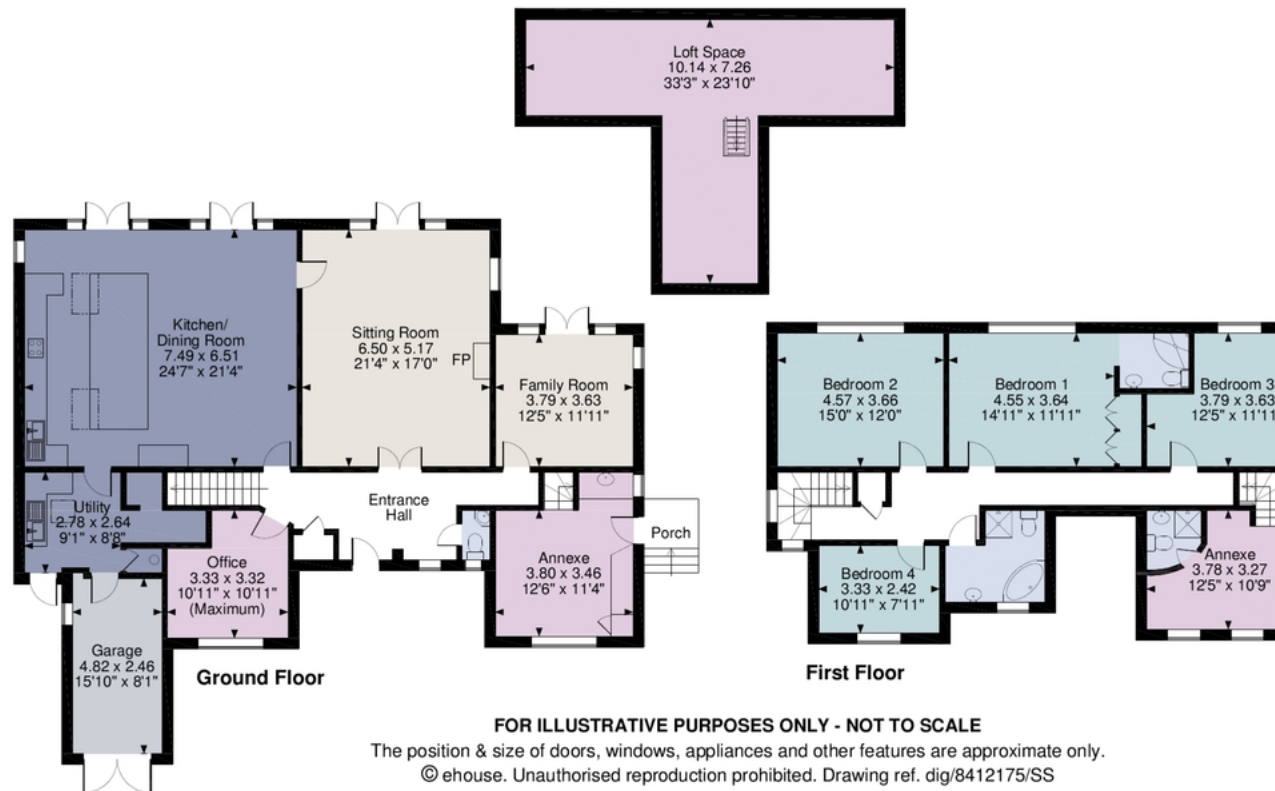
#### Viewing

Strictly by appointment with Savills





**Red Oak, Cobham**  
 Main House including Annexe gross internal area = 2,875 sq ft / 267 sq m  
 Loft Space gross internal area = 421 sq ft / 39 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	61
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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