



EXCEPTIONAL FAMILY HOME IN PRIVATE PLOT OF 0.65 ACRE ON THE CROWN ESTATE

BRAMPTON HOUSE, 17 LEYS ROAD, OXSHOTT, SURREY, KT22 0QE

Freehold

savills



SET IN WONDERFUL PRIVATE GARDENS

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Kitchen/breakfast/family room ♦ 4 reception rooms ♦ 7 bedrooms ♦ 7 bathrooms ♦ indoor swimming pool and gym complex ♦ utility room ♦ games room ♦ double garage ♦ southerly facing gardens of 0.65 acre ♦ EPC rating = B

Situation

Brampton House is located on one of the private roads that make up the prestigious Crown Estate, synonymous with some of the areas most exclusive addresses.

Road and rail links are outstanding. The A3 offers a direct route to London and the M25, whilst the mainline station of Oxshott offers a fast and direct route to London Waterloo (approximately 35 minutes). Shopping facilities in the area are extensive. Oxshott village can easily cater for day to day needs whilst Esher and Cobham have a wider range of shops, boutiques and restaurants.

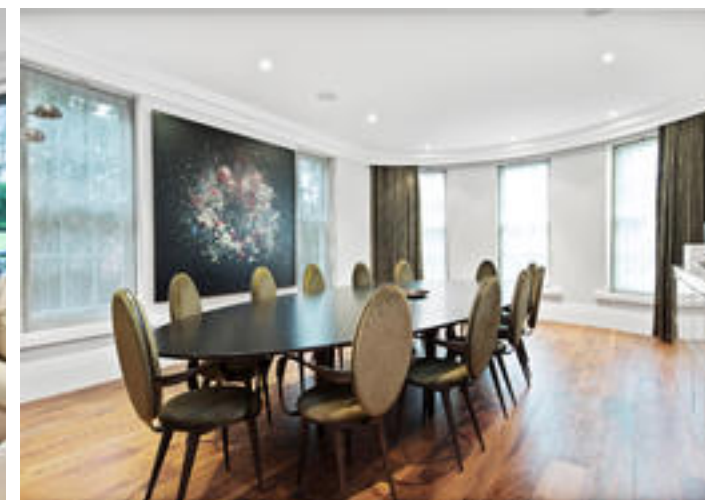
There is an excellent range of private schools in the area such as ACS International School, Danes Hill, Reed's and St John's Leatherhead. Sporting and recreational activities in this vicinity are exceptional, with golf at Queenwood, St George's Hill and The Wisley. There is racing at Sandown, Royal Ascot and Epsom Downs. Polo can be found at Guards polo club in Windsor Great Park, and walking and riding on Oxshott Heath.

Description

Brampton House was built approximately 10 years ago and designed and finished to a high specification.

The impressive vaulted hallway has a stunning marble floor and leads to all the main reception rooms. The beautifully appointed kitchen/breakfast/family room is the real heart of the home and has bi-fold doors to the garden. Next to the kitchen is the media room and useful utility room which leads to the integral double garage. The drawing room is double aspect with feature fireplace and full width bi-fold doors to the garden. An elegant dining room, study and guest cloakroom are positioned to the front of the house. The stunning indoor swimming pool and gym complex enjoy bi-fold doors leading out on to the sun terrace.

The first floor provides the luxurious master bedroom suite with feature glass fireplace which separates the sleeping area and the sitting area. Both areas have access to the balcony. There are 4 further bedroom suites, one of



which has a kitchenette and can be accessed from the kitchen, ideal for an au pair.

On the second floor are 2 further bedroom suites and a large games room.

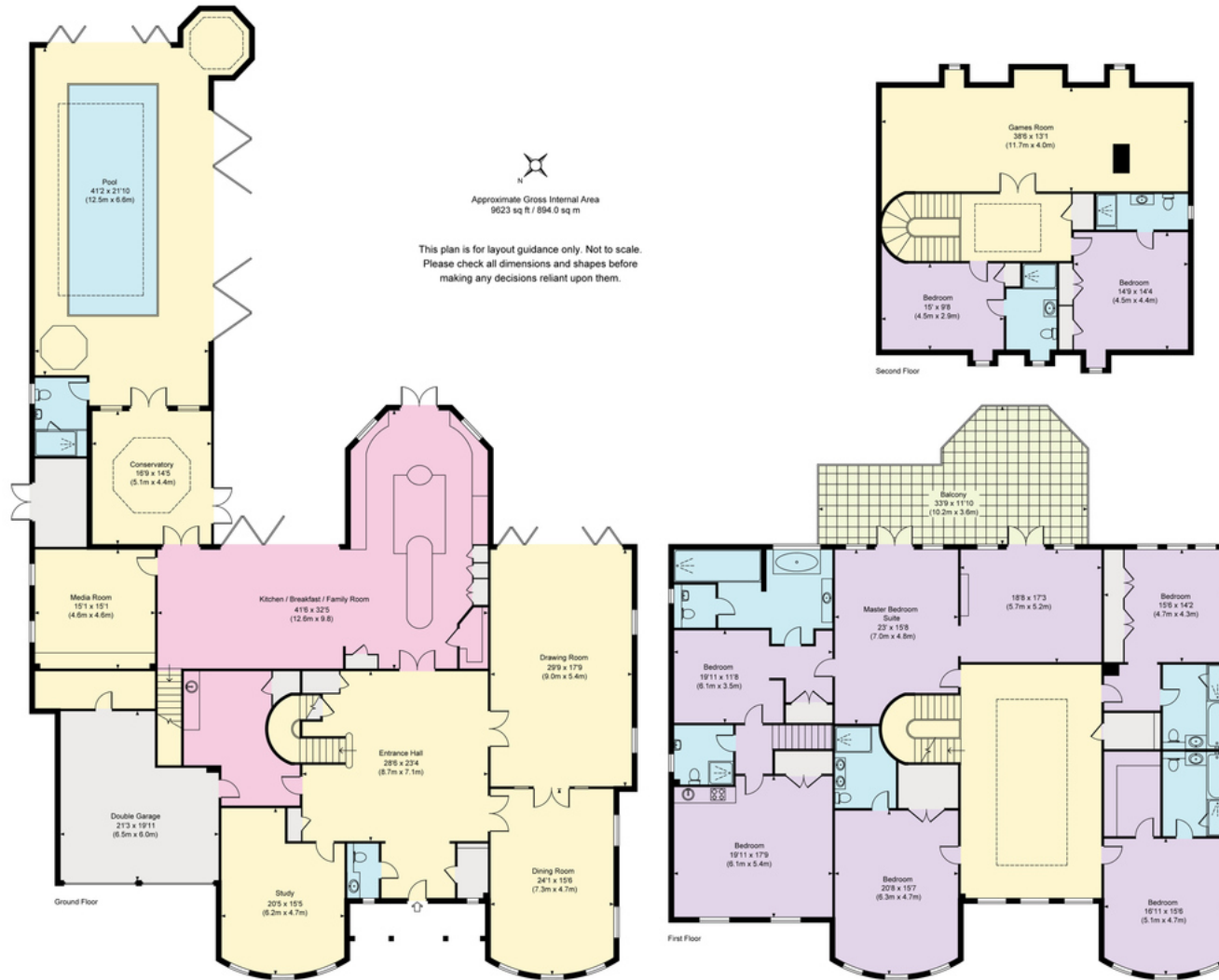
Outside, the property is accessed through private electric gates and the blockwork driveway provides excellent parking and access to the double garage. The southerly facing garden is 0.65 acre, offering a good degree of privacy and is mainly laid to lawn with a large sun terrace, mature trees and shrubs.

Viewing:

Strictly by appointment with Savills







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-)	A		
(81-91)	B	84	86
(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	