



Fabulous opportunity in a 0.54 acre south backing plot

**1 Spicers Field, Oxshott, Surrey, KT22 OUT**

Freehold



Well appointed kitchen • 3 reception rooms • 5 bedrooms • 2 bathrooms • Double garage • 0.54 acre south backing plot

#### Local information

The Crown Estate is a perfect family location. For the commuter, transport links are excellent - a 32 minute train journey from Oxshott mainline station takes you to London Waterloo, whilst the A3 and M25 nearby give easy road access both to central London, the wider motorway network and to Heathrow Airport (about 18 miles) and Gatwick Airport (about 22 miles). A selection of shops and amenities are available locally in and around Oxshott, Cobham & Esher, with larger shopping centres at Kingston (about 7 miles) and Guildford (about 14 miles). There are excellent sporting facilities in the area, with several golf clubs as well as the Oxshott Village Sports Club. The Beaverbrook Country Club is also nearby. In the wider area, racing is available at Ascot, Windsor, Kempton Park and Sandown. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking. There is an impressive selection of schools in the area, including Danes Hill School in Oxshott and Reed's School in Cobham, Claremont Fan Court in Esher, Rowan Preparatory School in Claygate and the Yehudi Menuhin and ACS in Cobham.

#### About this property

1 Spicers Field occupies an enviable corner position in the heart of the prestigious Crown Estate, one of the area's premier locations. The house has been refurbished in recent years to present a bright open plan home

which has the opportunity to significantly extend and remodel. The plot would also be a fabulous site for complete redevelopment of a large individual residence (STPP).

The house offers around 2,859 square feet of accommodation arranged over two floors. The entrance hall opens on to the split level open plan living areas with sitting room and dining room both overlooking the garden. The recently refitted kitchen also leads onto the garden with bi-fold doors and had a central island. There is a further good sized family room to the front of the house. On the first floor there are five well-proportioned bedrooms. The principal bedroom has a recently refitted en-suite bathroom with bath and shower. All the bedrooms benefit from fitted wardrobes and the family bathroom had also been recently refitted.

The plot is one of the most striking features of the property measuring around 0.54 of an acre with an open south backing aspect. The plot is level with no major trees and has the added benefit of two gated access points on to Spicers Field and Prince's Drive. The garden is well screened by mature hedging and laid to lawn.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills

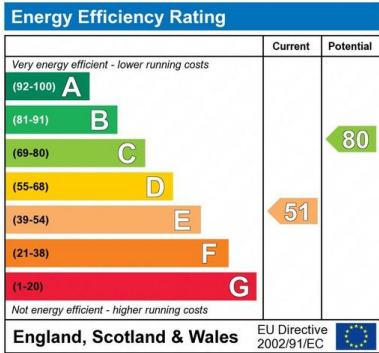
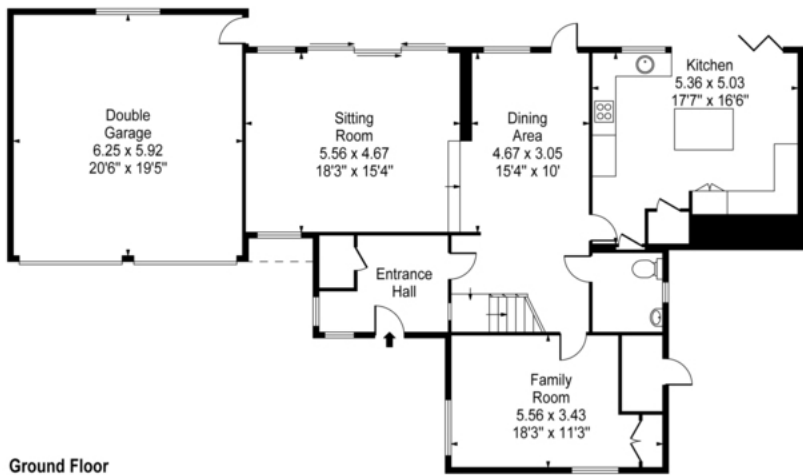
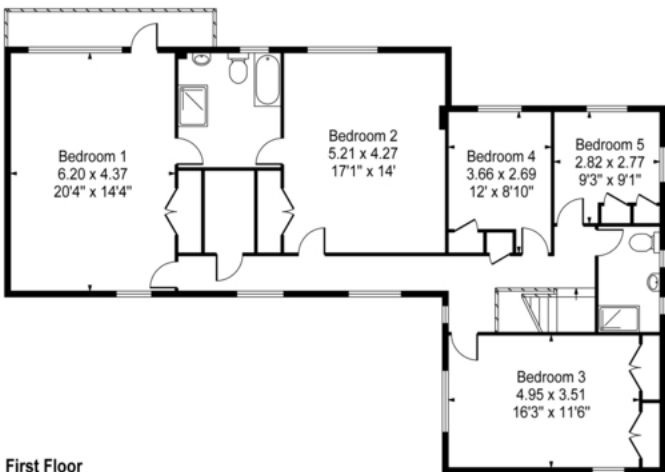






**Spicers Field**

Gross internal area (approx.)  
Total = 265 sq.m (2859 sq.ft)  
Main House = 228 sq.m (2459 sq.ft)  
Garage = 37 sq.m (400 sq.ft)  
For Identification Only. Not To Scale.  
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