



Versatile home overlooking fields and Prince's Covert

26 Birds Hill Drive, Oxshott, Leatherhead, Surrey, KT22 0SP

5 bedrooms • 4 bathrooms • 5 reception rooms •
Kitchen/breakfast room • Double garage • 0.55 acre
plot

Local information

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

Enjoying one of the most unique positions on the highly regarded Crown Estate the house sits in a plot of around 0.55 of an acre which backs directly on to open fields with views to Prince's Covert which provides over 800 acres of woodland ideal for

walking and riding. The property will appeal to a wide range of buyers as it provides bright and well planned accommodation over two floors that could work for families and downsizers alike. There is also fabulous scope to renovate, enlarge, or redevelop (subject to usual consents).

Providing over 4,000 square feet of accommodation there is a great feeling of space with the welcoming entrance hall providing access to the formal reception rooms. The spacious triple aspect lounge has double doors to the garden and connecting double doors to the formal dining room which also overlooks the garden. There is also a good sized study to the front which is ideal for home working. The good sized kitchen/breakfast room links via a rear lobby to the family room and conservatory beyond.

The first floor has five bedrooms the principal bedroom having a walk through dressing room and en-suite bathroom. There are two further en-suite bedrooms and two bedrooms sharing a family bathroom.

Externally the house is approached through a gated entrance with a paved driveway providing extensive parking and access to the integral double garage. The rear gardens are a particular feature of the property with lovely mature planting rolling lawns and an open aspect over fields.

Viewing

Strictly by appointment with Savills

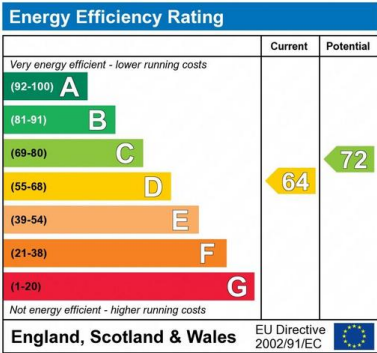




Approximate Gross Internal Area = 380.3 sq m / 4093 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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