



4 bedroom family home set in 0.43 acres

April Cottage, 18 Danes Way, Oxshott, Surrey, KT22 0LX

Freehold



Kitchen/Dining/Breakfast room • 2 reception rooms • 4 bedrooms • 3 bathrooms • Utility room • Guest wc • Outbuilding with electricity • Southerly facing garden

Local information

Oxshott Village caters well for everyday needs, with Cobham and Esher nearby for more extensive shopping.

Oxshott mainline station runs a direct service to London Waterloo in about 35 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 a good choice of private schools in the area including Danes Hill, Reed's and ACS Cobham International School.

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

About this property

Set behind a private gate, in a plot of 0.43 acres, April Cottage is a four bedroom family home conveniently placed for Danes Hill School and the High Street.

The bright kitchen/dining/breakfast room is well appointed with bifold doors leading to the garden. The living room is double aspect with working fire place, lovely bay window and original oak flooring (continuing throughout the remainder of the downstairs, except the kitchen/dining/breakfast room which is stone tiled). There is also a formal dining room/study with attractive wooden

interconnecting doors to the living room. A utility room and guest WC complete the downstairs accommodation.

Upstairs provides the master bedroom with stylish en suite bathroom, three further bedrooms (one with en suite) and a modern family bathroom with separate WC.

Outside the southerly facing garden is laid to lawn with attractive trees, mature shrubs and a terrace. There are various outbuildings, one of which has electricity and could be adapted to a home office or gym. There is also a gate at the rear of the garden which leads on to Princes Coverts, ideal for dog walking. The front driveway provides ample parking.

* Please note that the vendor is related to a Savills staff member

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





Approximate Area = 195.6 sq m / 2105 sq ft
(Excluding Barn / Void)
Outbuildings = 26.3 sq m / 283 sq ft
Total = 231.3 sq m / 2489 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)
For identification only. Not to scale.
© Fourwalls



Ground Floor First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 285366

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12029090 Job ID: 153800 User initials: SW