

4 bedroom family home set in 0.43 acres

April Cottage, 18 Danes Way, Oxshott, Surrey, KT22 OLX



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



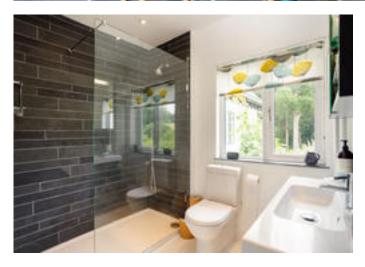




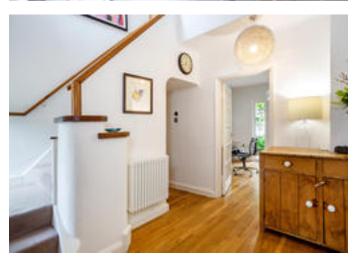












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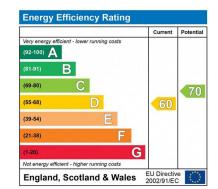
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Approximate Area = 195.6 sq m / 2105 sq ft (Excluding Barn / Void)
Outbuildings = 26.3 sq m / 283 sq ft
Total = 231.3 sq m / 2489 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 285366

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