



# 4 MONTROSE GARDENS

SURREY

savills





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OXSHOTT, SURREY, KT22 0UU

Cobham - 3.9 miles • Weybridge - 8.8 miles • Wimbledon - 11.3 miles  
Richmond - 12.4 miles • Heathrow Airport - 19.6 miles • Gatwick Airport - 22.0 miles  
Central London - 20.4 miles (All distances are approximate)

*Set in one of the Crown Estate's most private positions with a fabulous south backing garden.*

## MAIN HOUSE

**Ground Floor:** Kitchen/Breakfast Room • Dining Room • Drawing Room  
Study • Family Room • Entrance Hall • w/c • Utility Room

**First Floor:** Principal Bedroom with Ensuite and Dressing Room • 2 Further Bedrooms with Ensuite Bathrooms • Large Media Room/Cinema Room/Bedroom with Ensuite  
4th bedroom with Family Bathroom.

**Second Floor:** 3 Bedrooms • Family Bathroom

## GARDENS AND GROUNDS

Contemporary Pool House/Gym • Outdoor Swimming Pool  
South Facing Gardens • Triple Garage • Off Street Parking

About 0.54 acres

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SITUATION

4 Montrose Gardens is located on one of the private roads that make up the prestigious Crown Estate, synonymous with some of the area’s most exclusive addresses. Montrose Gardens is one of the most private spots on the estate being a quiet no through road. Ideally located between the lush countryside of the Surrey Downs and the outskirts of London, Oxshott has the feel of a rural village but the style and sophistication of a chic city suburb.

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 including The Ivy Brasserie.

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. There is polo at Guards polo club in Windsor Great Park, and walking and riding on Oxshott Heath.



DESCRIPTION

4 Montrose Gardens is an impressive residence of over 8,500 square feet that has been meticulously maintained by the current owners to offer beautifully presented and spacious family accommodation including wonderful leisure facilities.

The large and welcoming reception hall with a central staircase provides a fabulous sense of arrival and gives access to all the formal reception rooms. There is a large drawing room with fireplace and double doors connecting to the dining room which both overlook the gardens. At the front of the house is the good sized study with fitted joinery and there is also a versatile family room. The hub of the house is the fabulous kitchen/living room fitted to a high standard with contemporary units and a full range of built in appliances. There is a large sitting/dining area and two large sets of bi-folding doors leading onto the terrace and overlooking the swimming pool. The rear entrance hall provides a second stair case and access to the integral triple garage and utility room/laundry.









## FLOORPLAN

Main House approximate area = 774 Sq m (8334 Sq Ft) (Including triple garage)

Outbuildings approximate area = 24 Sq m (256 Sq Ft)

Total approximate area = 798 Sq m (8590 Sq Ft)

For Illustrative Purposes Only - Not To Scale.



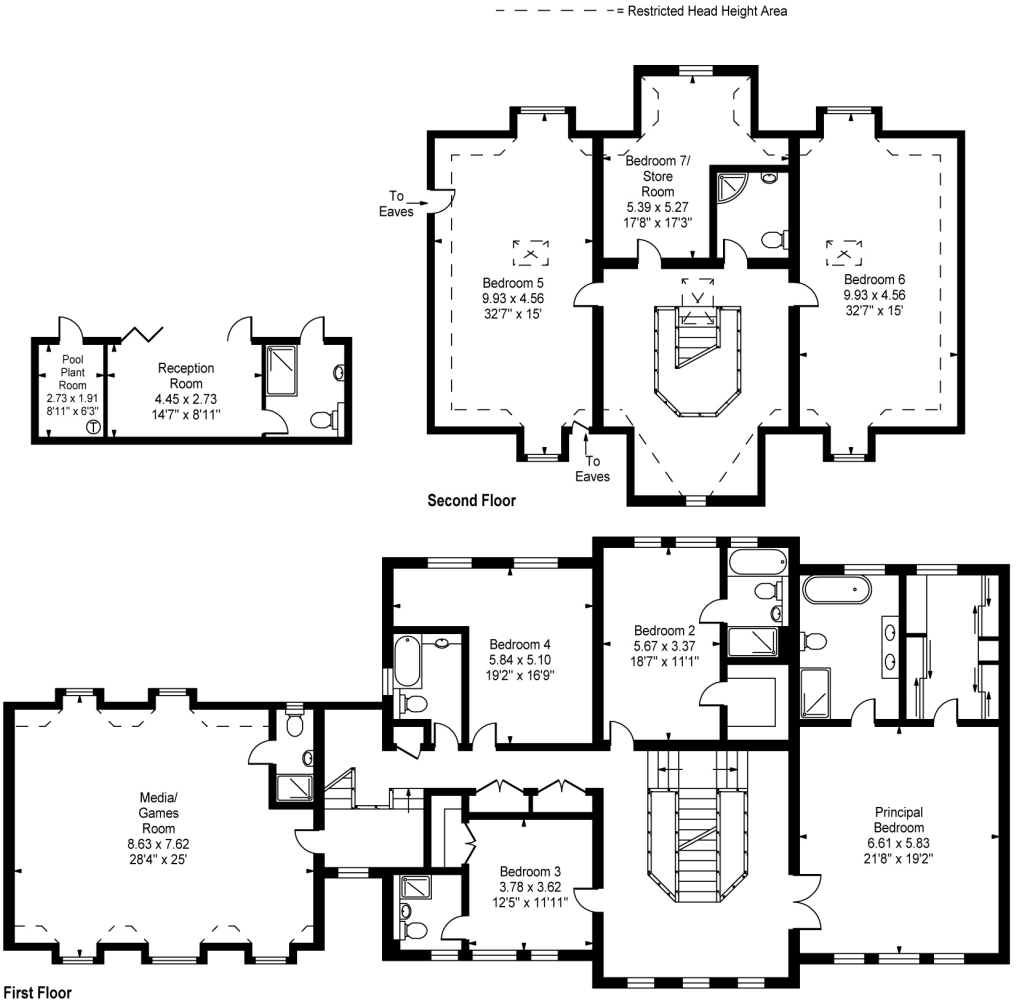
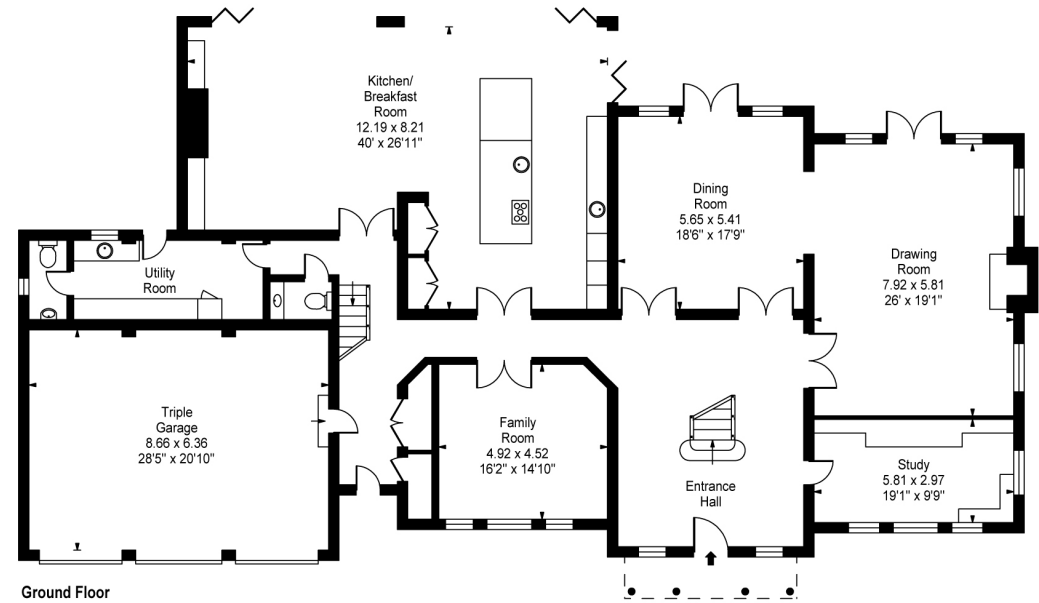
## FIRST FLOOR

On the first floor there are four beautifully decorated bedroom suites. The principal suite includes a large fully fitted dressing room and luxuriously appointed bathroom. The three additional suites are all large double rooms, two with walk-in closets and all with en-suite bathrooms.

On this floor there is also the very spacious media/games room which is currently arranged as a cinema. This versatile space could be turned over to staff accommodation as there is an en-suite shower room and the adjacent rear staircase leads to the hall and secondary entrance.

## SECOND FLOOR

The second floor is equally versatile with two equally sized large bedrooms which share a shower room and a further single room which is currently used as a useful storage space.

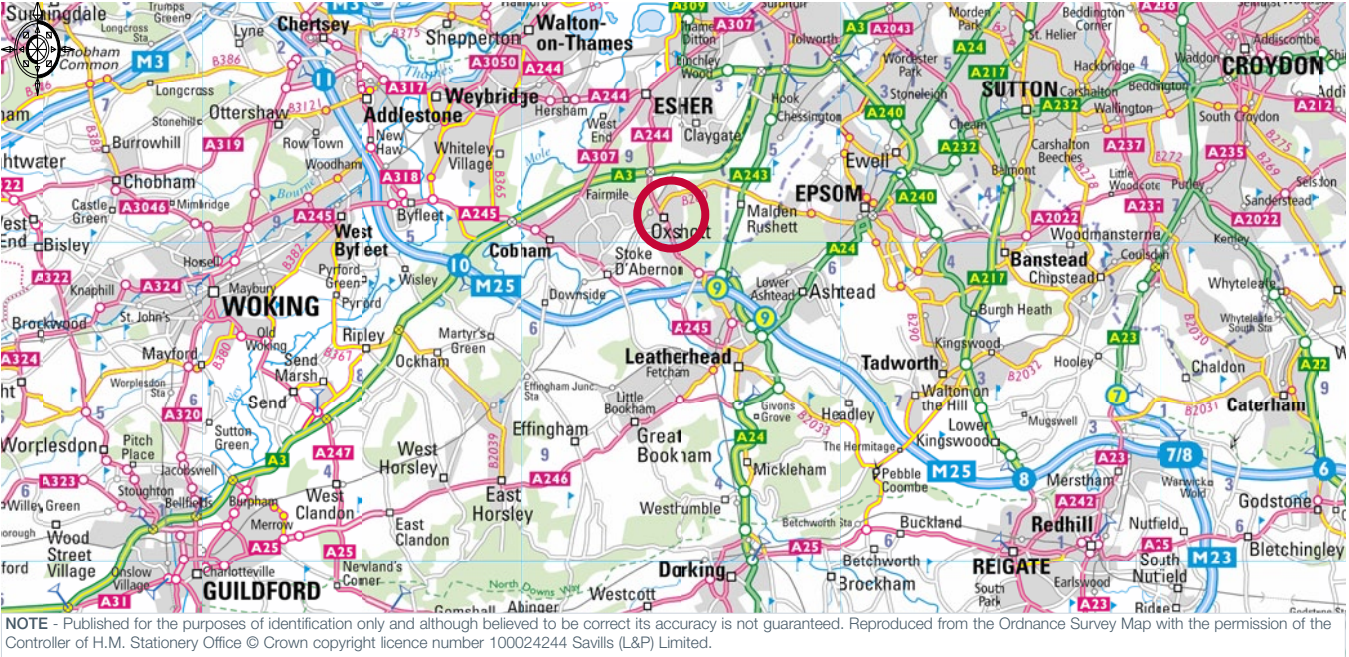




GARDENS AND GROUNDS

Occupying a plot of around 0.54 of an acre the house is well screened at the front and approached through electric gates. One of the most outstanding features are the wonderful gardens which are extremely private and enjoy a sunny southerly aspect.

Adjacent to the house is a very large terrace surrounding the inviting swimming pool with a hot tub and barbeque area which gives the feeling of a Mediterranean villa. The contemporary pool house gives a modern look to the entertainment area with bi-fold doors and can be used as a gym or bar with changing and shower facilities.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GENERAL REMARKS & STIPULATIONS

**Tenure:** Freehold

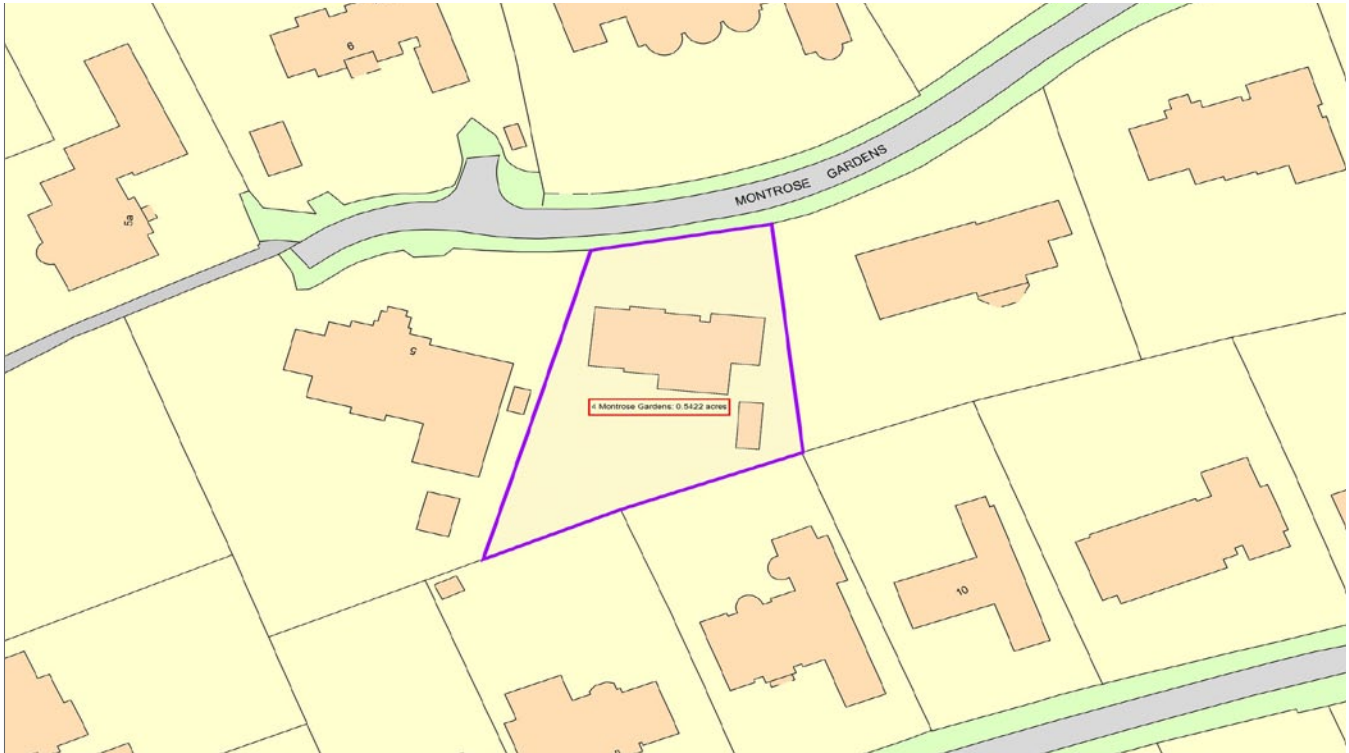
**Services:** Mains water, electricity, gas and drainage.

**Fixtures and Fittings:** Certain fixtures, fittings and furnishings such as fitted carpets, curtains, light fittings and garden statuary are expressly excluded from the sale but some items may be made available by separate negotiation.

**Local Authority:** Elmbridge Borough Council

**Viewings:** Strictly by appointment with the sole selling agents, Savills.

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