



Little Leys, Oakshade Road, Oxshott, KT22 0LE

Guide price £895,000

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LAST ONE REMAINING - Brand new semi-detached house benefitting from four bedrooms over three floors, open plan kitchen/diner with bi-fold doors and under-floor heating throughout. South West facing gardens. EPC B

DIRECTIONS

From our office in Oxshott, turn right down Oakshade Road and Little Leys is situated across from the Church at the bottom of the hill, before the junction with Steels Lane.

ENTRANCE

Driveway with parking for two cars, bin store and side access gate. Front door to :

HALLWAY

Tiled floor, under-stairs storage.

SITTING ROOM

5.53m x 4.48m (18'2" x 14'8")

Front aspect into bay window, wall mounted feature fire place. Double sliding partition doors to:

KITCHEN / BREAKFAST ROOM

6.78m x 4.36m (22'3" x 14'4")

Tiled floor, range of luxury engineered wall and base units, island with cupboard storage and breakfast bar with Silestone worktops and under-mounted 1 ½ bowl sink with flexible hose tap. Integrated Neff appliances including wine fridge, fridge/freezer, dishwasher, induction hob, oven, microwave/grill and warming drawer, Silestone up-stands and splash-back, oversized drawer storage. Five panel bi-fold doors to garden.

STAIRS UP TO:

LANDING

With store cupboard and doors to all rooms.

MASTER BEDROOM

4.7m x 3.41m (15'5" x 11'2")

Rear aspect with views over the grounds of Oxshott Village Sports Club. Built-in wardrobes with hanging, shelving and drawer sections. Door to:

EN SUITE BATHROOM

Tile enclosed bath with hand held shower attachment, walk in shower with shower head and additional hand held shower attachment. Vanity unit with contemporary surface mounted wash-hand basin with drawer storage, low level W.C., heated towel rail.

BEDROOM TWO

4.38m x 3.02m (14'4" x 9'11")

Front aspect over-looking St.Andrew's Church. Carpeted, built-in wardrobes with hanging, shelving and drawer sections. Door to:

EN SUITE BATHROOM

Walk in shower with decorative tiling, vanity unit with surface mounted wash hand basin and storage under, low level W.C., and heated towel rail.

BEDROOM THREE

4.38m x 2.55m (14'4" x 8'4")

Side aspect

UTILITY CUPBOARD

With space and plumbing for washing machine and tumble dryer.

STAIRS TO SECOND FLOOR



BEDROOM FOUR

5.64m x 3.92m (18'6" x 12'10")

Rear aspect with over-sized Velux windows, carpet and eaves storage. Door to:

EN SUITE SHOWER ROOM

Walk-in shower with directional shower head and additional hand held attachment, wash-basin with storage under, W.C., and heated towel rail. Door to plant room and storage space.

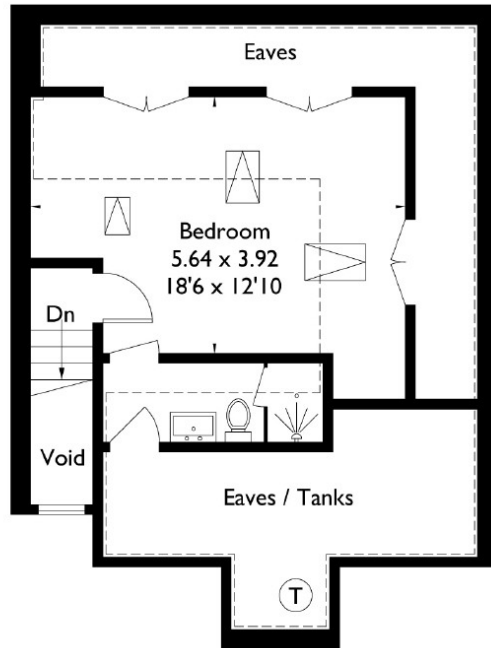
GARDEN


Laid to lawn with patio area, backs on to Oxshott bowling green.



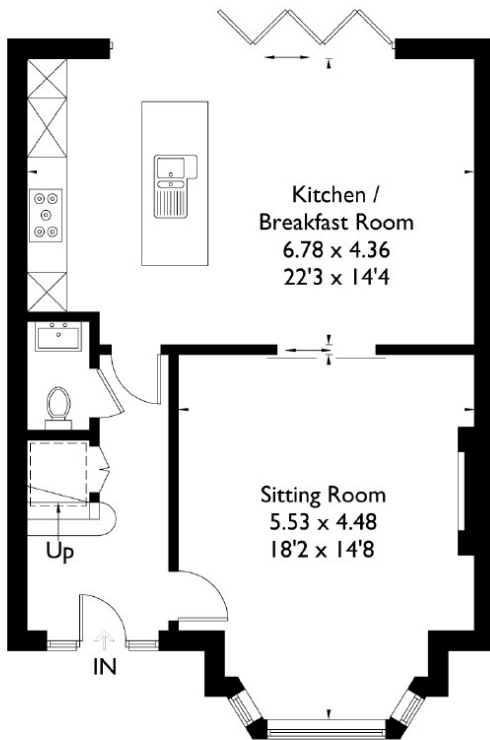
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Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft
(Excluding Void / Eaves / Tanks)

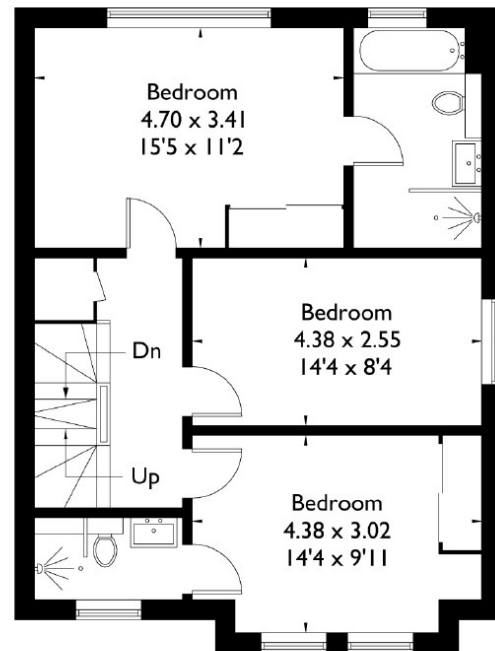


 = Reduced headroom below 1.5m / 5'0"

Second Floor



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 200314

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.