



Tyr Nant, Manor Way, Oxshott, KT22 0HS

Guide price £1,350,000

OXSHOTT OFFICE

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SUPERB POTENTIAL TO EXTEND / DEVELOP - STPP - Detached house 0.3 acre plot. Set within the Knott Park Private Estate, situated within walking distance of Oxshott schools and station. EPC E.

DIRECTIONS

From our office on High Street, Oxshott head towards Leatherhead and take the second right into Wrens Hill, turn left onto the Chase, then left onto Manor Way and Tyr Nant is the first house on the left.

GENERAL DESCRIPTION

This detached family home is situated on a generous 0.3 acre plot and possesses significant potential to extend / develop (STPP). Located within the popular Knott Park Private Estate within walking distance of Danes Hill School.

ENTRANCE HALL

Covered entrance into hallway with under-stairs storage.

SITTING ROOM

5.49m x 3.67m (18'0" x 12'0")

Front and side aspect. Feature stone fire surround with open fire. Double doors through to:

DINING ROOM

4.62m x 3.41m (15'2" x 11'2")

Door to garden

KITCHEN

4.46m x 2.73m (14'8" x 8'11")

Rear aspect. Amtico flooring, range of wall and base units with free standing washing machine, dishwasher, electric cooker and fridge-freezer. Breakfast bar and door to

garden.

CLOAKROOM

Front aspect. W.C with high level flush and pedestal wash basin.

FIRST FLOOR LANDING

Airing cupboard with hot water tank.

BEDROOM ONE

5.51m x 3.67m (18'1" x 12'0")

Front and side aspect.

BEDROOM TWO

3.65m x 3.42m (12'0" x 11'3")

Rear and side aspect. Built-in wardrobe.

BEDROOM THREE

4.24m x 2.7m (13'11" x 8'10")

Rear aspect.

BEDROOM FOUR

3.89m x 2.41m (12'9" x 7'11")

Front aspect.

FAMILY BATHROOM

Panel enclosed bath with hand held shower attachment. Low level W.C., pedestal wash-basin, shower cubicle and heated towel rail.

GARDEN

Mostly laid to lawn with patio area, fence and mature hedge borders. Shed and side aspect gates.

FRONT GARDEN

Large lawn area, parking for several cars and integral single garage with rear access door.

GARAGE

5.27m x 2.58 (17'3" x 8'6")

Door to rear



Energy Performance Certificate


Tyr Nant, Manor Way, Oxshott, LEATHERHEAD, KT22 0HS

Dwelling type: Detached house **Reference number:** 2498-7911-7222-5253-6970
Date of assessment: 21 December 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 21 December 2017 **Total floor area:** 139 m²

Use this document to:

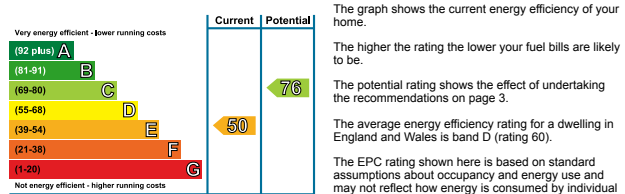
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,890
Over 3 years you could save	£ 1,917




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 237 over 3 years	
Heating	£ 3,834 over 3 years	£ 2,502 over 3 years	
Hot Water	£ 594 over 3 years	£ 234 over 3 years	
Totals	£ 4,890	£ 2,973	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 411	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 216	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 69	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

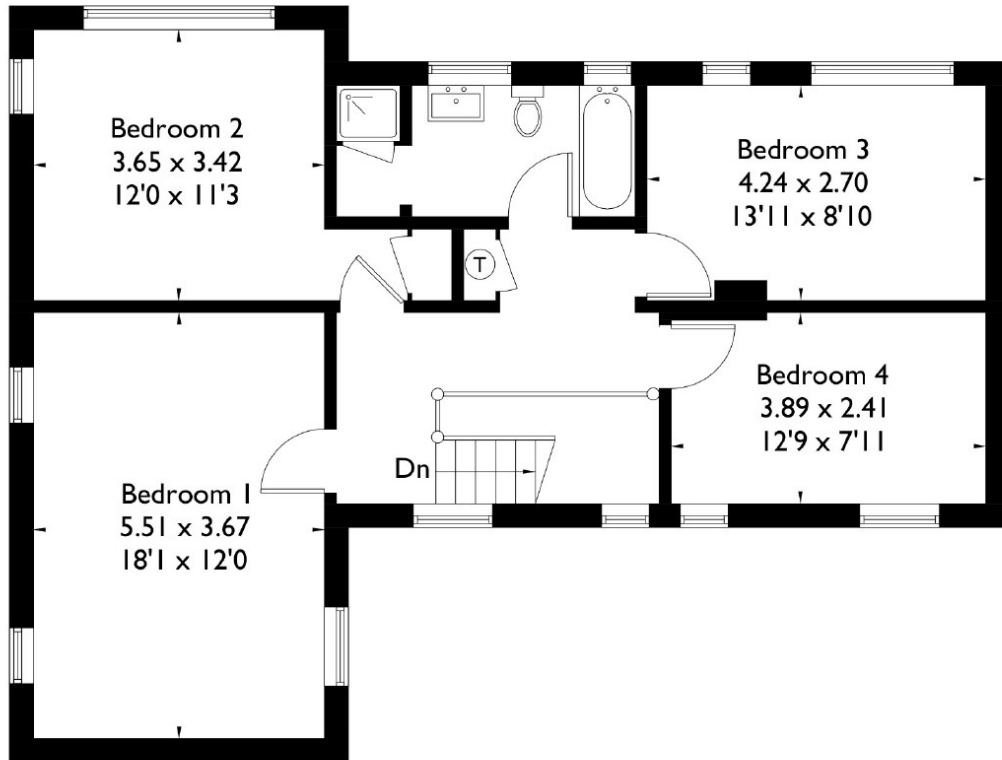


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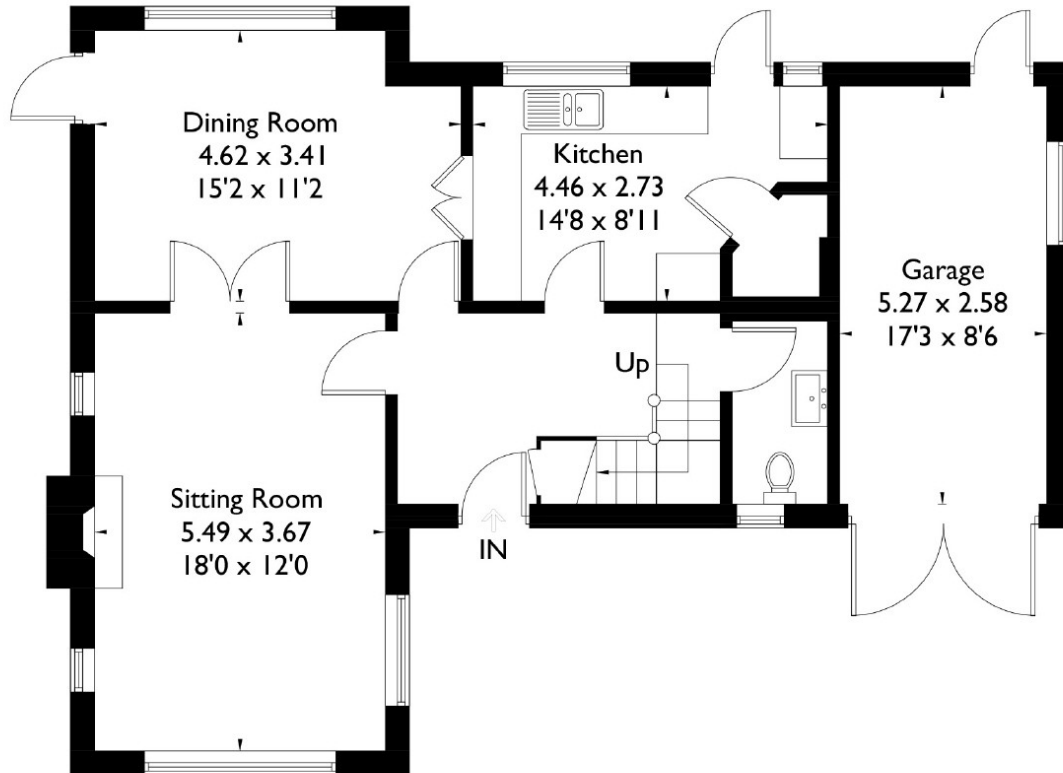
Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 152.7 sq m / 1644 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 201467

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.