



Dunelm, Oakshade Road, Oxshott, KT22 0LF

Offers in excess of £1,250,000

OXSHOTT OFFICE

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Detached 1990's family house in central village location within walking distance of schools and railway, requires some cosmetic updating but offers an excellent opportunity to create your ideal home. Offered with no onward chain. EPC D

HOW TO GET THERE

From our office in Oxshott High Street, turn left down Oakshade Road, Dunelm can be found on the right hand side opposite the entrance to The Ridgeway.

SITUATION AND DESCRIPTION

Dunelm is an attractive tile hung property built in the 1990's, with a bright and spacious interior and a well designed layout. Approached via a carriage driveway, providing ample parking, the property offers significant potential (STPP) to extend and is situated at the heart of Oxshott Village.

The property also benefits from being within easy walking distance of Oxshott's schools, railway station and woods.

RECEPTION HALL

Under-stairs cupboard

KITCHEN / BREAKFAST ROOM

4.34m x 3.59m (14'3" x 11'9")

Range of base and wall units with granite worktops and up-stands. 1½ bowl sink and drainer, integrated appliances including dishwasher, oven, grill and Neff 5 ring gas hob with extractor over. Free-standing fridge. Door to:

UTILITY ROOM

3.36m x 2.25m (11'0" x 7'5")

Range of base and wall units with stainless

steel 1 ½ bowl sink and drainer, space and plumbing for washing machine and drier, free-standing freezer, door to garden and door to garage.

LIVING ROOM

5.13m x 3.78m (16'10" x 12'5")

Fireplace with gas fire, dual aspect, patio doors to raised decking area.

DINING ROOM

4.24m x 3.27m (13'11" x 10'9")

Rear aspect

FAMILY ROOM

3.77m x 2.82m (12'4" x 9'3")

Front aspect

STUDY

4.45m x 2.41m (14'7" x 7'11")

Front aspect

CLOAKROOM

Low level w.c , wall hung wash hand basin

LANDING

Hatch to loft, airing cupboard housing hot water cylinder

MASTER BEDROOM

5.03m x 4.38m (16'6" x 14'4")

Range of fitted wardrobes

EN SUITE BATHROOM

Panel enclosed bath, with shower over, low level w.c., pedestal wash hand basin, heated towel rail

BEDROOM TWO

4.14m x 3.45m (13'7" x 11'4")

Fitted wardrobe, rear aspect.

BEDROOM THREE

5.15m x 2.98m (16'11" x 9'9")

Fitted wardrobe, front aspect.



BEDROOM FOUR
3.86m x 2.51m (12'8" x 8'3")
Fitted wardrobe, front aspect.

FAMILY BATHROOM
Panel enclosed bath with shower attachment, separate shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail

GARAGE
5.57m x 2.45m (18'3" x 8'0")
Single garage with up and over door, power and light, Worcester boiler.

GARDEN
Patio leading to lawns with mature shrub and tree boundaries.

Energy Performance Certificate

Dunelm, Oakshade Road, Oxshott, LEATHERHEAD, KT22 0LF

Dwelling type:	Detached house	Reference number:	2878-5969-7249-5953-1914
Date of assessment:	23 November 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	23 November 2017	Total floor area:	191 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:	£ 4,491
Over 3 years you could save	£ 813

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 282 over 3 years	
Heating	£ 3,600 over 3 years	£ 3,135 over 3 years	
Hot Water	£ 429 over 3 years	£ 261 over 3 years	
Totals	£ 4,491	£ 3,678	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
65	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Cavity wall insulation	£500 - £1,500	£ 210	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 312	
3 Low energy lighting for all fixed outlets	£85	£ 144	

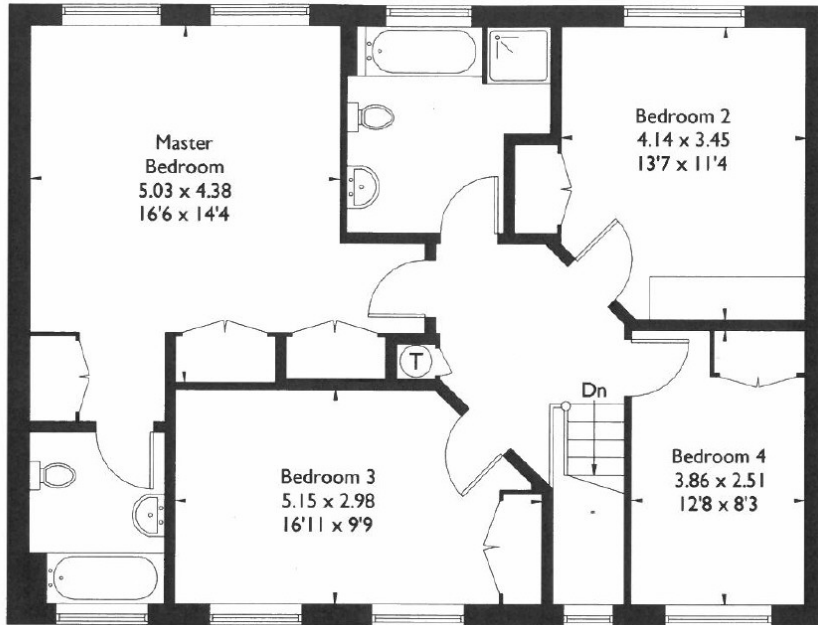
See page 3 for a full list of recommendations for this property.

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.

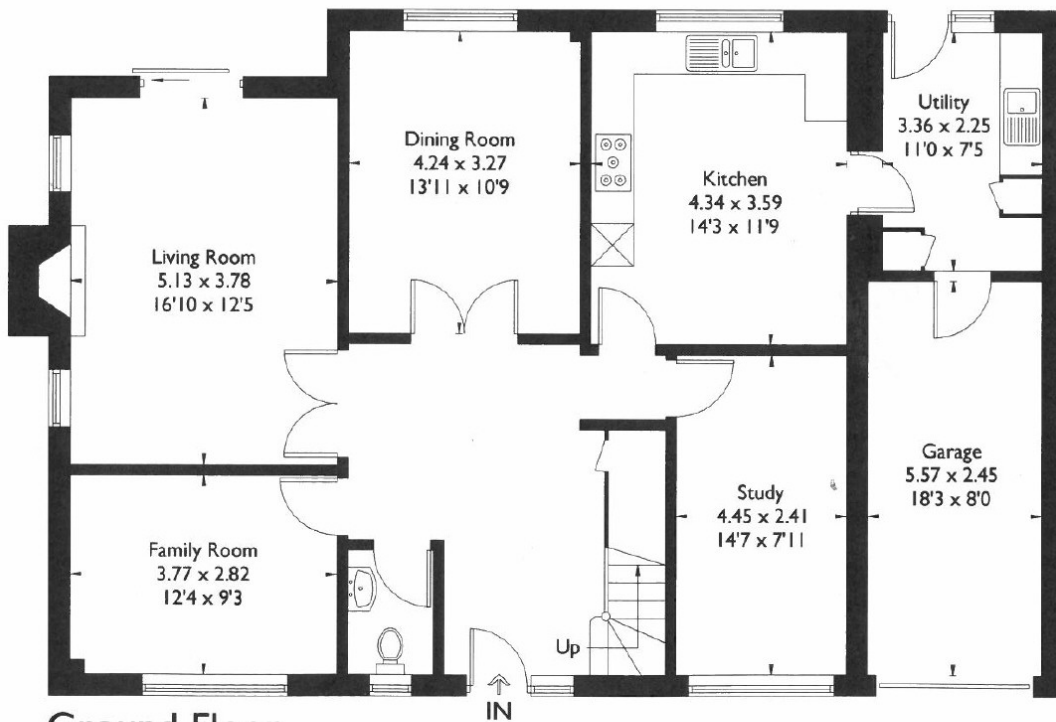
Page 1 of 4

Dunelm, Oakshade Road, Oxshott, KT22 0LF

Approximate Gross Internal Area = 208.6 sq m / 2245 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 200630

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.