



Holly Cottage, Oakshade Road, Oxshott, KT22 0LE

£3,500 Per calendar month

OXSHOTT OFFICE
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Attractive detached five bed two bath character home, built in 1931, with south facing gardens. Situated at the heart of Oxshott Village and presented in excellent order this property is ideal for a family wanting easy access to Oxshott's schools, railway and amenities. Available End March 2018

HOW TO GET THERE

From our office in Oxshott High Street turn right into Oakshade Road, Holly Cottage can be found on the left hand side just past the Royal Kent school and the turning for The Ridgeway.

SITUATION & DESCRIPTION

Holly Cottage is an attractive property built in 1931 and presented in good condition. The property combines character features such as wooden beams with sympathetic extensions having created the open plan kitchen breakfast room set up so popular in modern housing.

The property is conveniently situated for Oxshott schools, Railway and village amenities and is available to rent from End of March 2018.

ENTRANCE PORCH

Front door with courtesy lighting to each side leading to :

RECEPTION HALL

Oak flooring, oak beams.

KITCHEN/BREAKFAST ROOM

7.62m x 5.59m 25'0" x 18'4" Range of base and wall units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit. Appliances include stainless steel range with twin ovens, five ring gas hob,

stainless steel splashback and extractor hood over, integrated dishwasher, and fridge. Pantry cupboard. The kitchen area opens to large breakfast room with casement doors to garden and large skylight.

UTILITY ROOM

Range of base and wall cupboards, one and a half bowl stainless steel sink and drainer unit, freezer, washing machine, door to garden, door to :

CLOAKROOM

Low level w.c., wash hand basin.

FAMILY ROOM

4.34m x 2.59m 14'3 x 8'6" Accessed via the kitchen with large bay window.

LIVING ROOM

4.52m x 4.27m 14'10 x 14'0" Fully working fireplace with brick surround, casement doors to garden, oak beams, uprighters.

DINING ROOM

4.04m x 3.91m 13'3" x 12'10" Bay window, uprighters.

STUDY

2.87m x 2.69m (9'5" x 8'10")

2.87m x 2.69m 9'5 x 8'10" Fitted desk and shelving.

FIRST FLOOR LANDING

Storage cupboard, access via pull down ladder to part boarded loft space.

MASTER BEDROOM

4.52m x 4.27m 14'10 x 14'0" Range of fitted wardrobe cupboards, with matching headboard chest of 4 drawers and 2 x bedside cabinets. Decorative brick fireplace, door to EN SUITE BATHROOM comprising panel enclosed bath with shower over, low



level w.c., wash hand basin with shelved surround, heated towel rail.

BEDROOM TWO

4.09m into bay x 3.91m 13'5" x 12'10"
Range of fitted wardrobe cupboards, matching chest with 5 drawers.

BEDROOM THREE

3.30m x 3.30m 10'10" x 10'10" Double wardrobe cupboard, door to walk in eaves storage.

BEDROOM FOUR

4.29m x 2.44m 14'1 x 8'0" Double wardrobe cupboard, matching chest with 4 drawers.

BEDROOM FIVE

3.12m x 2.44m 10'3" x 8'0" Double wardrobes

FAMILY BATHROOM

Corner bath, separate shower cubicle, low level w.c., inset wash hand basin with storage below, heated towel rail.

INTEGRAL GARAGE

With power and light

GARDENS

Private south facing gardens mainly laid to lawn with mature shrubs and trees, garden shed, slide / climbing frame and playhouse.

* FURNITURE

Please note all furniture listed in the details will remain in the property.

FEES

Tenancy Charges - £150 inclusive of VAT plus £50 (incl vat) per person for referencing and preparation of the tenancy agreement. Guarantor reference fee is £50 (incl vat) per guarantor and a Company reference fee is £100 (incl vat).

Energy Performance Certificate

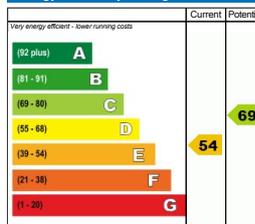


Holly Cottage
Oakshade Road
Oxshott
LEATHERHEAD
KT22 0LE

Dwelling type: Detached house
Date of assessment: 23-Dec-2010
Date of certificate: 23-Dec-2010
Reference number: 9585-2827-6722-9520-4335
Type of assessment: RdSAP, existing dwelling
Total floor area: 219 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

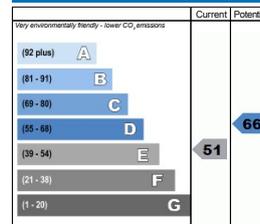
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	268 kWh/m ² per year	184 kWh/m ² per year
Carbon dioxide emissions	9.8 tonnes per year	6.8 tonnes per year
Lighting	£214 per year	£131 per year
Heating	£1433 per year	£995 per year
Hot water	£211 per year	£183 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



