



Fennoaks, 32 Charlwood Drive, Oxshott, KT22 0HD

Guide price £1,350,000

OXSHOTT OFFICE
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Immaculately presented five bed, four bath family house in quiet residential location providing bright and spacious accommodation. Attractive garden summer house providing 500 sq ft of useful space. Offered with no onward chain.

EPC D

HOW TO GET THERE

From our office in Oxshott high street, turn right towards Leatherhead, go past the Bear Public House taking the second turning on your right into Charlwood Drive. Turn right and you will find the house a short way along on the left hand side.

SITUATION AND DESCRIPTION

Recently renovated and with a square footage in excess of 3000 sq ft, Fennoaks offers a modern and bright interior, and is ideally situated within walking distance of Danes Hill School. The garden benefits from mature boundaries and the garden Summer house is split in to three rooms, to include one with a kitchenette and a shower room. Also ideal for anyone working from home.

RECEPTION HALL

Feature mirrored wall, coats cupboard and cupboard housing boiler.

CLOAKROOM

Low level w.c. vanity unit with wash hand basin and storage under.

KITCHEN/BREAKFAST ROOM

7.7m x 4.5m (25'3" x 14'9")

Range of base and wall units with mirrored splash-backs, integrated appliances

including Miele oven, Miele microwave / convection oven. Miele coffee machine, five ring gas hob with extractor over and integrated dishwasher, sink and drainer with flexible hose mixer tap. Central island with drawer storage. Space and plumbing for American style fridge/freezer.

UTILITY ROOM

4.27m x 1.68m (14'0" x 5'6")

Range of base and wall units, space and plumbing for washing machine and tumble drier, butler sink with mixer taps. Door to garage and door to side.

FAMILY ROOM

French doors to garden , breakfast bar with storage under, ceiling lantern .

DINING ROOM

4.85m x 3.43m (15'11" x 11'3")

Rear aspect, sliding glass doors to study, door through to:

LIVING ROOM

7.8m x 4.98m (25'7" x 16'4")

Dual aspect, oversized french doors to garden, ceiling lantern.

STUDY

3.73m x 2.51m (12'3" x 8'3")

Door from kitchen and sliding glass doors to dining room.

FIRST FLOOR LANDING

Hatch providing loft access and airing cupboard housing mega flow cylinder.

MASTER BEDROOM

5.38m x 4.52m (17'8" x 14'10")

Dual aspect. door to:-

DRESSING ROOM



With bespoke range of hanging and shelving. Door to:

EN SUITE BATHROOM

Tile enclosed bath with hand held shower over. Shower cubicle, low level WC, contemporary vanity unit with wash hand basin and storage under, heated towel rail.

BEDROOM TWO

4.62m x 4.22m (15'2" x 13'10")

Front aspect, fitted wardrobe.

ENSUITE SHOWER ROOM

Shower cubicle, low level WC, wash hand basin with storage under, heated towel rail.

BEDROOM THREE

4.01m x 3.71m (13'2" x 12'2")

Rear aspect.

ENSUITE SHOWER ROOM

Shower cubicle, low level WC, wash hand basin with storage under. Heated towel rail.

BEDROOM FOUR

3.96m x 2.74m (13'0" x 9'0")

Rear aspect., en-suite to family bathroom.

FAMILY BATHROOM

Tile enclosed bath with shower over, low level WC, wash hand basin, heated towel rail.

BEDROOM FIVE

3.15m x 2.64m (10'4" x 8'8")

Rear aspect, fitted wardrobes.

DOUBLE GARAGE

5.0m x 4.7m (16'5" x 15'5")

Electric up and over door with power and light.

GARDEN

Large decked area leading to lawns with mature shrub and tree boundaries.

SUMMER HOUSE / ANNEXE

5.3m x 5.1m (17'5" x 16'9")

Ideal as garden office, fitted with kitchenette, plus separate shower room.

SUMMER HOUSE ROOM TWO

4.2m x 3.5m (13'9" x 11'6")

Dual aspect, french doors to garden

Energy Performance Certificate

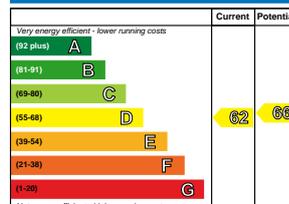


32, Charlwood Drive
Oxshott
LEATHERHEAD
KT22 0HD

Dwelling type: Detached house
Date of assessment: 12 October 2011
Date of certificate: 12 October 2011
Reference number: 9228-8979-6290-9309-8974
Type of assessment: RdSAP, existing dwelling
Total floor area: 242 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.

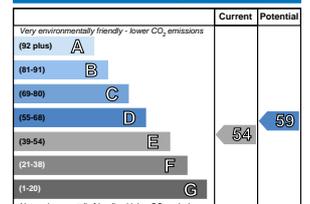
Energy Efficiency Rating



Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environment Impact (CO₂) Rating



Not environmentally friendly - higher CO₂ emissions

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.

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	211 kWh/m ² per year	185 kWh/m ² per year
Carbon dioxide emissions	9.9 tonnes per year	8.6 tonnes per year
Lighting	£91 per year	£91 per year
Heating	£1,634 per year	£1,426 per year
Hot water	£114 per year	£114 per year

You could save up to £208 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 temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. 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.

Remember to look for the Energy Saving Trust 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.



32 Charlwood Drive, Oxshott, Leatherhead, KT22 0HD

Approximate Gross Internal Area =
 283.3 sq m / 3049 sq ft (Including Garage)
 Outbuilding = 42.1 sq m / 453 sq ft
 Total = 325.4 sq m / 3502 sq ft

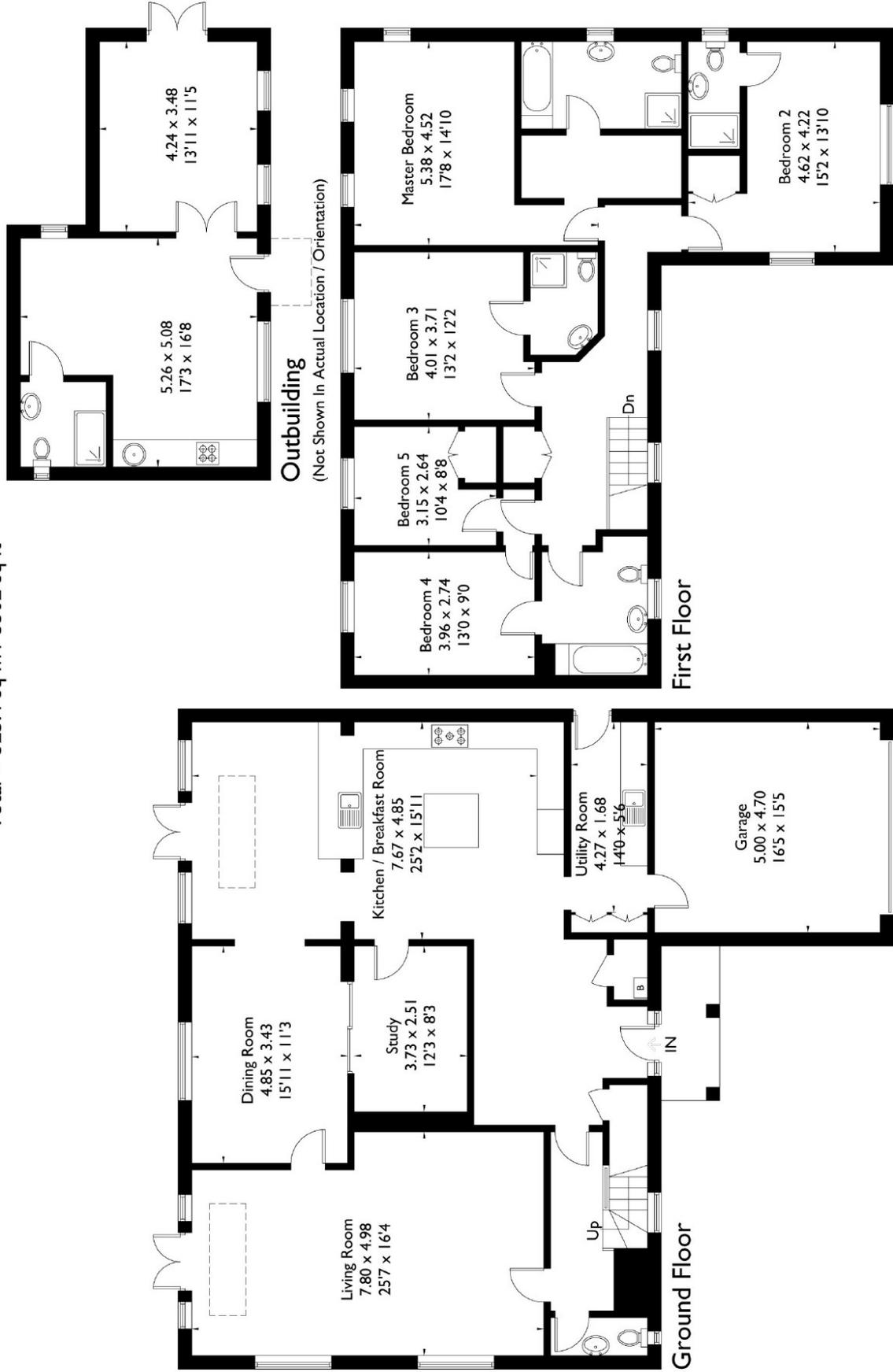


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