



## Highwaymans Cottage, Leatherhead Road, Oxshott, KT22 0JE

Guide price £1,750,000

OXSHOTT OFFICE

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A unique blend of period charm and contemporary specification. With its origins dating back to the 16th century this grade II listed property has been beautifully refurbished throughout with a substantial two storey extension accessed via the predominantly glazed kitchen / breakfast room. Please call to arrange a viewing of this stunning property.

### SITUATION AND DESCRIPTION

With a walled frontage and electric gates, Highwayman's Cottage is set at the heart of the village within a stones throw of local shops and within a few minutes' walk of the railway station. Road links are provided by the main A3 and M25. Also within easy walking distance of Danes Hill and Royal Kent schools.

Highwayman's Cottage is a Grade 2 listed traditional timber-framed house with white brick elevations. The property is believed to date from 1548 making this one of Oxshott's rarely available genuine period properties. The property has undergone the most comprehensive and sympathetic renovation and now benefits from a substantial two storey extension which is accessed via the contemporary glazed kitchen / breakfast room.

Amongst the period features are Oak beamed ceilings and walls, antique door latches and hinges and traditional oak ledge and brace doors. The contemporary specification includes under floor heating to all tiled areas, Cat 6 cabling ensuring excellent wi - fi capability, bespoke kitchen with Siemens appliances, mega-flow pressurised water cylinder with combination boiler and water softener with a fully landscaped zoned garden. Sonos music system to the new build and garden.

### HOW TO GET THERE

Highwayman's Cottage is situated at the end of the High Street just beyond our office on the same side of the road.

### ENTRANCE

Panelled entrance hall with underfloor heating, Oak beams

### SITTING ROOM

5.23m x 5.18m (17'2" x 17'0")

Original brick fireplace with log burner, decorative arched windows and granite hearth, Oak beams

### DINING ROOM

5.15m x 2.71m (16'11" x 8'11")

Tiled floor with underfloor heating , original feature fireplace with log burner, Oak beams

### STUDY

2.70m X 2.41m (8'10" X 7'11")

Tiled floor with underfloor heating, fitted desk and shelving with cupboard storage, wine fridge, under-stairs cupboard

### CLOAKROOM

Vanity unit with wash hand basin and storage under , w.c.

### BREAKFAST ROOM

4.20m x 4.04m (13'9" x 13'3")

Under-floor heating, fixed floor to ceiling glazing to the front and bi fold doors to the rear, fitted display shelving

### KITCHEN

4.81m x 2.43m (15'9" x 8'0")

Bespoke painted kitchen with range of base and wall units, granite work-surfaces and up-stands. 1 ½ bowl under-mounted sink and drainer with boiling water tap, pantry cupboard, American style fridge freezer, integrated Siemens dishwasher. Island with Siemens induction hob with extractor over, oven, steam oven / grill and warming drawer, raised breakfast bar drawer storage, under floor heating

### FAMILY ROOM

3.65m x 2.92m (12'0" x 9'7")

French doors to patio, underfloor heating, fitted unit with cupboard storage and display shelving, sliding doors to kitchen.

### BOOT ROOM

3.02m x 2.92m (9'11" x 9'7")

Cupboard housing mega - flow cylinder, Worcester boiler and water softener, access to car port, fitted storage.

### UTILITY ROOM



Range of base and wall units with butler sink, granite worktops, washing machine and drier.

LANDING

Hatch to loft

MASTER BEDROOM

5.22m x 4.04m (17'2" x 13'3")

Vaulted ceiling with room divider creating dressing area with range of fitted hanging and storage, Oak and timber beams

ENSUITE SHOWER ROOM

Walk in shower, vanity unit with inset wash hand basin and storage under, low level w.c, under-floor heating

BEDROOM TWO

5.21m x 2.81m (17'1" x 9'3")

Dual aspect, Oak beams

BEDROOM THREE / NURSERY

2.65m x 1.65m (8'8" x 5'5")

Internal window to master bedroom

FAMILY BATHROOM

Reduced height doorway, under-floor heating, tile enclosed bath with shower over, low level w.c. Vanity unit with wash hand basin and storage under, heated towel rail

BEDROOM FOUR

5.40m x 2.92m (17'9" x 9'7")

Triple aspect

BEDROOM FIVE

5.40m x 2.91m (17'9" x 9'7")

Triple aspect

SHARED BATHROOM

Shower cubicle, vanity unit with wash hand basin and storage under, low level w.c. Under - floor heating

CAR PORT

6.36m x 3.48m (20'10" x 11'5")

LOG STORE

GARDEN

Comprehensively landscaped to combine areas of patio and lawns with external lighting, Sonos speakers, and irrigation, raised area with pergola and seating area, children's play area with artificial grass.

Energy Performance Certificate

Highwaymans Cottage, Leatherhead Road, Oxshott, LEATHERHEAD, KT22 0JE

Dwelling type:Detached house

Date of assessment:05 April 2018

Date of certificate:05 April 2018

Reference number:8878-7224-5960-3725-5906

Type of assessment:RdSAP, existing dwelling

Total floor area:242 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:

£ 5,529

Over 3 years you could save

£ 1,467

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 402 over 3 years	<div>You could save £ 1,467 over 3 years</div>
Heating	£ 4,704 over 3 years	£ 3,237 over 3 years	
Hot Water	£ 423 over 3 years	£ 423 over 3 years	
Totals	£ 5,529	£ 4,062	

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

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

6478

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
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,260
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 207
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 888

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](http://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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# Highwaymans Cottage, Leatherhead Road, Oxshott, KT22 0JE

Approximate Gross Internal Area = 239.1 sq m / 2574 sq ft  
(Excluding Carport / Log Store)



FLOORPLANZ © 2018 0203 9056099 Ref: 207106

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.