



4 Old Farmhouse Drive, Oxshott, KT22 0EY £3,350 Per calendar month

OXSHOTT OFFICE
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Detached five bedroom family house in convenient cul de sac with west facing gardens, walking distance of local schools, Oxshott village and Oxshott British Rail. Wood floors to the ground floor Available end of June EPC E

HOW TO GET THERE

From our offices in Oxshott High Street proceed along the Leatherhead Road, continue past The Bear public house, taking the next turning on the left into Old Farmhouse Drive. No 4 can be found on the right hand side.

SITUATION AND DESCRIPTION

Five bedroom detached family house, situated in a quiet cul-de-sac in Oxshott village with a West facing garden Within walking distance of local schools and amenities.

Oxshott British Rail offers regular train services to London Waterloo in under 40 minutes, with the links to the A3 and M25 a short drive away, making Heathrow and Gatwick airports within easy reach.

RECEPTION HALL

Large hallway with under-stairs storage and additional coat cupboard.

KITCHEN/BREAKFAST ROOM

4.70m x 4.42m (15'5" x 14'6")

Range of base and wall units, inset one and half bowl sink, integrated dishwasher, American style fridge/freezer, double oven, four ring gas hob with extractor over, integrated microwave, breakfast bar, door to :

UTILITY ROOM

Range of base & wall units, American size washing machine and dryer, side door to garden, cupboard housing Potterton boiler.

LIVING ROOM

8.40m x 3.91m (27'7" x 12'10")

Gas coal effect fire with stone surround.

DINING ROOM

4.07m x 3.33m (13'4" x 10'11")

Sliding French doors to rear patio and garden.

STUDY

3.34m x 3.11m (10'11" x 10'2")

Side aspect.

CLOAKROOM

Low level w.c., hand basin.

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing hot water tank with shelving.

MASTER BEDROOM

4.91m x 3.79m (16'1" x 12'5")

Fitted twin wardrobe cupboards EN SUITE BATHROOM with panel enclosed bath with mixer tap and overhead shower and shower screen, low level w.c., wash hand basin and bidet.

BEDROOM TWO

4.76m x 3.27m (15'7" x 10'9")

Fitted wardrobes.

BEDROOM THREE

3.94m x 3.56m (12'11" x 11'8")

Fitted wardrobes.

BEDROOM FOUR

3.13m x 2.60m (10'3" x 8'6")

Fitted wardrobes.



BEDROOM FIVE

2.92m x 2.62m (9'7" x 8'7")

Fitted wardrobes.

FAMILY BATHROOM

Panel enclosed bath with shower unit overhead, wash hand basin, low level w.c.

GARDENS

The rear garden has a westerly aspect, patio leading to lawns with well stocked borders of mature shrubs and trees. Gated access to front garden with driveway providing off road parking and lawned area surrounded by shrub and flowers border.

DOUBLE GARAGE

Up and over doors, power and light.

FEES

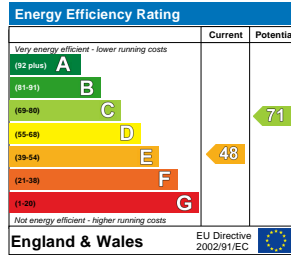
Energy Performance Certificate



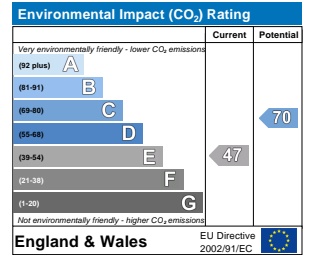
4, Old Farmhouse Drive, Oxshott
LEATHERHEAD
KT22 0EY

Dwelling type: Detached house
Date of assessment: 13 March 2009
Date of certificate: 13 March 2009
Reference number: 8671-6627-5850-7877-8092
Total floor area: 190 m²

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



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	305 kWh/m ² per year	166 kWh/m ² per year
Carbon dioxide emissions	9.6 tonnes per year	5.2 tonnes per year
Lighting	£179 per year	£89 per year
Heating	£1159 per year	£661 per year
Hot water	£187 per year	£135 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingstrust.org.uk/myhome

