



The Brambling's House, 3 Percival Close, Oxshott, KT22 0NU

Guide price £2,750,000

OXSHOTT OFFICE

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ONE ACRE PLOT This five bedroom executive home is presented in good order and offers significant potential to extend (stpp). The property is accessed via electric gates with stunning landscaped gardens to the front and rear with garden irrigation system. EPC D. NO ONWARD CHAIN

HOW TO GET THERE

From our office in Oxshott proceed through the High Street towards Esher. Continue straight over the lights by the station, Percival Close will be found on the left hand side after the turning for Sandy Lane.

SITUATION AND DESCRIPTION

The Bramblings was built by Crest Homes circa 19 years ago and is notable for its generous acre site. The property is accessed via electric gates and has a large triple garage.

RECEPTION HALL

With coats cupboard, tiled flooring with oak staircase.

CLOAKROOM

Low level w.c., vanity unit with inset wash hand basin with marble top and storage below.

DRAWING ROOM

8.1m x 4.6m (26'7" x 15'1")

Inglenook brick fireplace with gas fire, solid oak flooring, casement doors to garden, double doors to :

DINING ROOM

5.5m x 4.4m (18'1" x 14'5")

Casement doors to garden, solid oak flooring.

STUDY

2.86m x 4.28m (9'5" x 14'1")

Solid oak flooring.

FAMILY ROOM

5.82m x 4.36m (19'1" x 14'4")

Picture window, vaulted ceiling, fireplace with stone surround and gas fire, casement doors to garden.

KITCHEN

5.22m x 4.28m (17'2" x 14'1")

Range of base and wall cupboards, sink with waste disposal and drainer, De Dietrich integrated fridge/freezer, integrated Kenwood dishwasher, twin Bosch ovens, convection hob with extractor hood over, central island with integrated De Dietrich microwave, downlighters, tiled flooring.

BREAKFAST ROOM

4.44m x 4.79m (14'7" x 15'9")

Casement doors to patio.

WINE ROOM

Temperature controlled.

UTILITY ROOM

Range of base and wall cupboards, washing machine and tumble dryer, door to side.

CLOAKROOM

Low level w.c., pedestal wash hand basin

LOBBY

Door to garage and stairs up to :

GAMES ROOM

7.16m x 3.22m (23'6" x 10'7")

Wooden flooring.

FIRST FLOOR LANDING

Airing cupboard housing Megaflow hot water cylinder. Wood flooring.

MASTER BEDROOM

5.58m x 4.26m (18'4" x 14'0")

Double aspect. Dressing area with four



double wardrobes, video entryphone, Juliet balcony, door to:

EN SUITE BATHROOM

Comprising tiled part sunken bath, oversized shower cubicle, low level w.c., twin wash hand basins set into vanity unit with marble over and storage below, bidet, heated towel rail, shaver point.

GUEST BEDROOM

4.18m x 4.09m (13'9" x 13'5")

Double aspect, double wardrobe cupboards, wooden flooring. Link door to bedroom five. Door to:

EN SUITE BATHROOM

Comprising tile enclosed bath, low level w.c., wash hand basin set into vanity unit.

BEDROOM THREE

3.7m x 3.22m (12'2" x 10'7")

Double wardrobe cupboards, doors to balcony, Access hatch to loft. Door to

EN SUITE SHOWER ROOM

With oversized shower cubicle, low level w.c., pedestal wash hand basin, shaver point.

BEDROOM FOUR

3.55m x 3.22m (11'8" x 10'7")

Double wardrobe cupboards, wooden flooring.

BEDROOM FIVE

3.22m x 3.22m (10'7" x 10'7")

Double wardrobe cupboards, wooden flooring.

FAMILY BATHROOM

Panel enclosed bath, oversized shower cubicle, low level w.c., twin wash hand basins set into vanity unit with storage below, shaver point.

GARAGE

8.44m x 5.9m (27'8" x 19'4")

Triple garage with door to rear - electric up and over doors power and light.

GARDENS

Notable for its acre plot, The Bramblings backs onto woodland ideal for dog walking and has a stunning array of mature trees and shrubs with generous lawns and patio with Summer House. The garden has a comprehensive irrigation system.

Energy Performance Certificate

3, Percival Close, Oxshott, LEATHERHEAD, KT22 0NU

Dwelling type:Detached house

Date of assessment:27 February 2019

Date of certificate:27 February 2019

Reference number:8501-0735-1929-5226-5213

Type of assessment:RdSAP, existing dwelling

Total floor area:376 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:

£ 8,214

Over 3 years you could save

£ 1,791

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 834 over 3 years	£ 438 over 3 years	<div>You could save £ 1,791 over 3 years</div>
Heating	£ 6,891 over 3 years	£ 5,592 over 3 years	
Hot Water	£ 489 over 3 years	£ 393 over 3 years	
Totals	£ 8,214	£ 6,423	

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

6374

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 Increase loft insulation to 270 mm	£100 - £350	£ 246
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 486
3 Low energy lighting for all fixed outlets	£180	£ 330

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

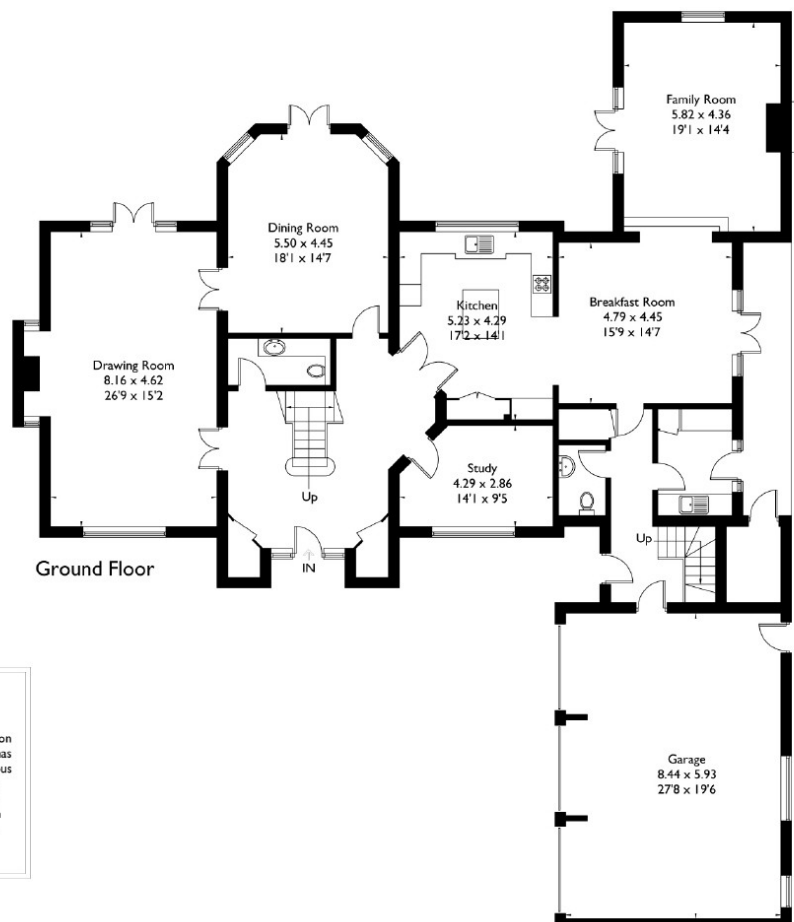
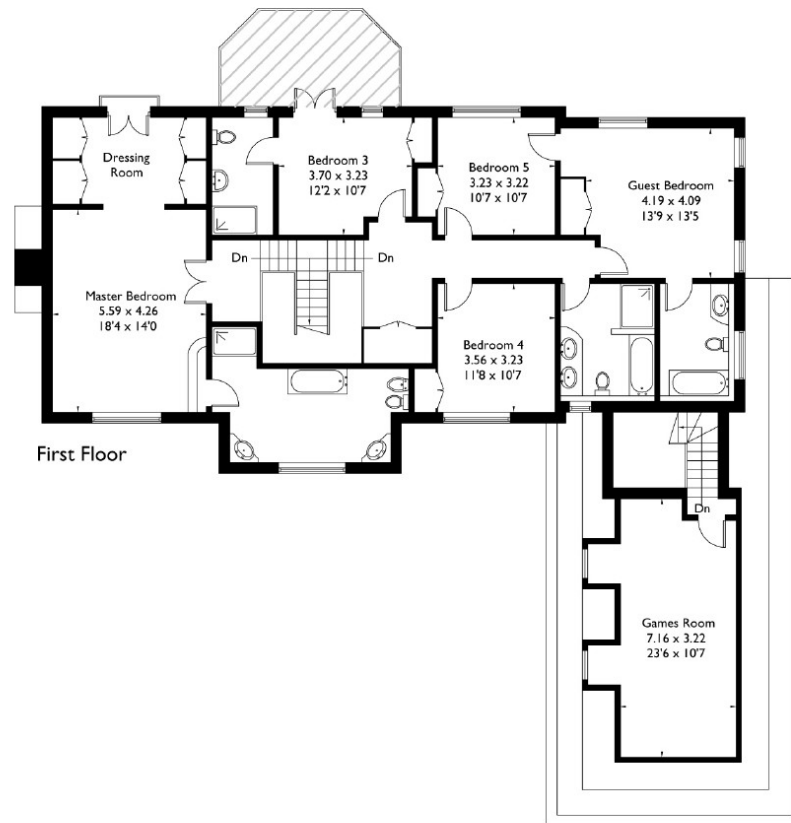
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Approximate Gross Internal Area
441.3 sq m / 4750 sq ft



Job Ref: 158943

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.