

Boyce Thornton

The local property experts

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Cherrywood, The Chase, Oxshott, KT22 0HY



£3,000 Per calendar month

www.boycethornton.co.uk

Boyce Thornton Limited. Registered Office: High Street, Oxshott, Surrey, KT22 0JP. Director: AJ Boyce FNAEA.
Offices also in Claygate and Oxshott. Registered in England & Wales No. 3817365



Detached four bed family house with generous landscaped gardens, situated within the Knott Park Private Estate. Convenient access to Oxshott's Schools, Village and Railway and within a couple of miles of the junctions for the M25 and A3. Available now. EPC D

HOW TO GET THERE

From our office in Oxshott High Street, proceed towards Leatherhead turning right onto Wrens Hill just past The Bear Public House. Follow Wrens Hill until you reach the fork in the road taking the left hand fork into The Chase, Cherrywood is the last house on the left hand side.

SITUATION AND DESCRIPTION

Detached four bed family house with generous landscaped gardens, situated within the Knott Park Private Estate. Convenient access to Oxshott's Schools, Village and Railway and within a couple of miles of the junctions for the M25 and A3. Available to rent from the mid / end February.

RECEPTION HALL

Recessed porch and oak front door leading to reception hall with coat and storage cupboard, archway on left to:

STUDY

2.05m x 1.90m (6'9" x 6'3")

Coved ceiling

DRAWING ROOM

6.65m x 3.65m (21'10" x 12'0")

Claygate style fireplace with tile mantel and hearth, casement doors to the rear terrace, door to

DINING ROOM

3.65m x 3.05m (12'0" x 10'0")

Door to hall

CLOAKROOM

Low level wc, wash hand basin with cupboards under.

KITCHEN

3.65m x 3.05m (12'0" x 10'0")

Modern range of wall and base units with 1 ½ bowl sink, built in AEG 5 ring gas hob with hood over, AEG double oven. Bosch dishwasher and Maytag American fridge/freezer, built in microwave, door to

BREAKFAST/UTILITY ROOM

3.40m x 2.90m (11'2" x 9'6")

Space and plumbing for washing machine and tumble dryer, wall mounted Potterton gas boiler, door to porch with with door to garage and further door to enclosed courtyard.

STAIRS TO LANDING

Galleried landing with trap door into roof space.

BEDROOM ONE

4.70m x 3.65m (15'5" x 12'0")

Rear Aspect

BEDROOM TWO

3.65m x 3.05m (12'0" x 10'0")

Rear Aspect

BEDROOM THREE

3.65m x 3.05m (12'0" x 10'0")

Rear Aspect

BEDROOM FOUR/DRESSING ROOM

3.15m x 1.85m (10'4" x 6'1")

Front Aspect, built in wardrobes.

FAMILY BATHROOM

Modern suite comprising tiled enclosed bath with mixer tap and hand shower, inset wash hand basin, corner shower cubicle with Triton



electric shower.

CLOAKROOM

Low level wc

DETACHED DOUBLE GARAGE

With up and over door, power and light.

GARDEN

Largely laid to lawn with established shrubs, trees and rockery feature

ADMINISTRATION FEES

Please be advised that administration fees of £125 + VAT will be charged.

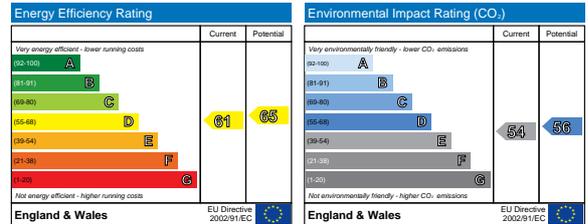
Energy Performance Certificate



Cherrywood 0 The Chase
Oxshott
Leatherhead
KT22 0HY

Dwelling type: Detached house
Date of assessment: 25 January 2008
Date of certificate: 28 January 2008
Reference number: 8948-6419-4310-3445-8026
Total floor area: 149 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.



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 will 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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	247 kWh/m ² per year	229 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	6.3 tonnes per year
Lighting	£129 per year	£65 per year
Heating	£657 per year	£643 per year
Hot water	£115 per year	£115 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.

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. 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.energysavingtrust.org.uk/myhome



