Boyce Thornton

The local property experts

SALES, LETTINGS & PROPERTY MANAGEMENT
SPECIALISING IN OXSHOTT • COBHAM • CLAYGATE









Apartment Three Copsem Manor, 50 Copsem Lane, Esher, KT10 9HJ
Price Guide £1,750,000 Share of Freehold

High Street, Oxshott, Surrey KT22 0JP
Tel: 01372 844 200 Email: info@boycethornton.co.uk

www.boycethornton.co.uk

PROPERTY SITUATION

Copsem Manor is ideally situated on the borders of Oxshott and Esher town centres. The surrounding area is well known for its wide array of boutique shopping, restaurants and proximity to various exclusive leisure facilities. Transport links include both Oxshott and Esher train stations with the A3 and M25 providing excellent access to London, and Gatwick and Heathrow airports. The exterior of the building pays homage to the original Copsem Manor so blends character styling with all the benefits of high end new build development, combining the latest technology with stunning interior design. The development provides a choice of two and three bedroom apartments with prices starting from £915,000.

PROPERTY DESCRIPTION

This stunning ground floor flat provides a bright and spacious interior with its open-plan kitchen/dining/living room maximising the space on offer. The bespoke kitchen benefits from Caesarstone worktops, premium Miele integrated appliances, a Quooker boiling water tap and a central island with breakfast bar and Bora Induction hob. A separate utility room provides further storage, washing machine and drier.

The master bedroom provides a range of fully fitted wardrobes and en suite bathroom with walk in shower and freestanding bath. The guest bedroom is also fitted with wardrobes and uses the second bathroom facility with a large walk in shower.

This apartment benefits from a generous garden accessed from both the main reception and master bedroom, above a large area of the patio is a fixed Loggia providing an excellent space for outdoor dining. To the front the gated access leads to a well landscaped drive providing two allocated parking spaces and an exterior storage facility.

KITCHEN/DINING/LIVING ROOM

30'10" x 24'11" (9.4m x 7.6m)

MASTER SUITE

24'3" x 14'1" (7.4 x 4.3)

Range of fitted wardrobes, doors to patio and door to ensuite bathroom

UTILITY ROOM

10'5" x 5'10" (3.2m x 1.8m)

CLOAKROOM

GUEST SUITE / RECEPTION

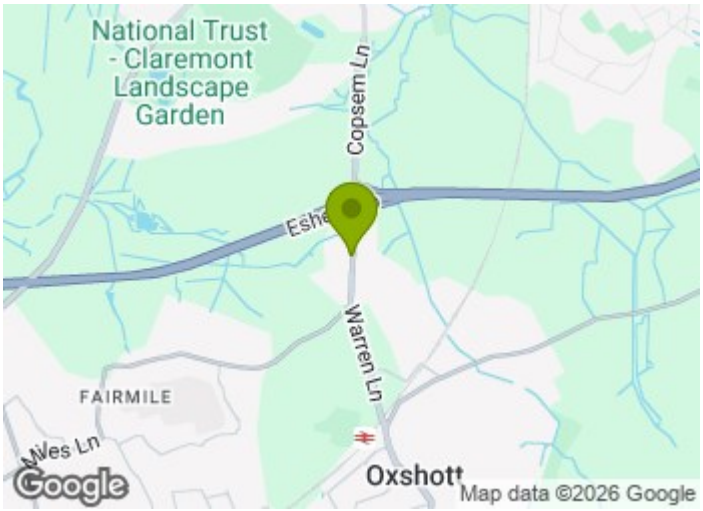
30'2" x 15'5" (9.2m x 4.7m)

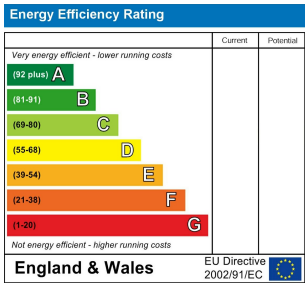
With door to ensuite bathroom.

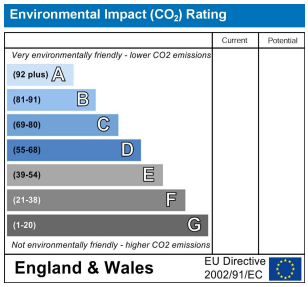
BEDROOM THREE

12'9" x 11'1" (3.9m x 3.4m)

Range of fitted wardrobes, ensuite shower room.























Ground Floor - Flat 3

Total gross internal area	197.8 sq m	2,128.8 sq ft
Patio/Garden	137.0 sq m	1,474.8 sq ft
External storage	4.1 sq m	44.6 sq ft
Internal storage	2.9 sq m	30.8 sq ft
Covered terrace	17.5 sq m	188.4 sq ft
Total (excluding garden)	**222.3 sq m**	**2,392.6 sq ft**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.