



## Clive House The Chase, Oxshott, KT22 0HR

Price Guide £2,750,000 Freehold



HOW TO GET THERE

From Oxshott High Street proceed towards Leatherhead turning right into Wrens Hill just after The Bear public house. Follow the road to the left into The Chase, Clive House is on the right hand side.

SITUATION AND DESCRIPTION

Built by Octagon circa 2000, this superb home sits on a mature and private half acre plot on the Knott Park Private Estate. The property has a generous square footage with a classic floorplan and impressive frontage and is ideal for a buyer wishing to redesign and update the interior to suit their tastes. Clive House is ideally situated a short walk from Danes Hill School and is convenient for Oxshott's village and amenities.

ENTRANCE HALL

Front door into vestibule with double door coats cupboard and further storage cupboard. Glazed double doors to inner hallway with doors to all ground floor rooms and staircase to galleried landing.

LIVING ROOM

23'8" x 15'4" (7.22m x 4.68m)  
Dual aspect with glazed double doors to rear garden. Feature fireplace with marble surround and slate hearth, housing coal effect gas fire. Through to:

DINING ROOM

16'4" x 13'4" (4.99m x 4.07m)  
French doors to rear garden.

KITCHEN / BREAKFAST ROOM

22'4" x 14'6" (6.83m x 4.42m)  
Range of wall and base units with stone worktop over. Integrated appliances including Neff hob, microwave/grill, eye-level oven, dishwasher and American style fridge/freezer. Surface mounted stainless steel double sink with drainer, mixer tap and waste disposal unit. Central island with further storage.

MUSIC ROOM

21'8" x 13'0" (6.61m x 3.97m)  
French doors to rear garden and fitted bookshelves.

UTILITY

Range of cupboards with worktop over, surface mounted stainless steel sink with drainer. Washing machine and Tumble Dryer. Door to side access path. Incorporating secondary cloakroom consisting of low level W.C. with concealed cistern and vanity unit with surface mounted wash hand basin and storage below.

FAMILY ROOM

19'0" x 15'3" (5.80m x 4.67m)  
Range of fitted bookshelves and storage cupboards.

STUDY

15'4" x 14'2" (4.68m x 4.33m)  
Dual aspect.

DOWNSTAIRS CLOAKROOM

Low level W.C. with concealed cistern and vanity unit with surface mounted wash hand basin and storage below.

GARAGE

19'6" x 19'3" (5.95m x 5.88m)  
Double garage with remote up and over door and housing twin boilers.

STAIRS TO FIRST FLOOR LANDING

Wide staircase with oak newel posts and white spindles leading to light, spacious landing with window to front and doors to all rooms. Large airing cupboard with two Megaflow tanks and storage space. Loft access hatch with electric ladder mechanism.

MASTER BEDROOM

17'9" x 15'4" (5.42m x 4.68m)  
Range of fitted wardrobes.

EN SUITE BATHROOM

Tile enclosed bath, separate shower cubicle, low level W.C.. with concealed cistern, bidet and vanity unit with twin wash hand basins and storage below.

BEDROOM TWO

16'8" x 12'4" (5.10m x 3.76m)  
Range of fitted wardrobes.

EN SUITE BATHROOM

Tile enclosed bath with shower over, low level W.C.

and vanity unit with surface mounted sink and storage below.

BEDROOM THREE

15'5" x 13'6" (4.71m x 4.12m)  
Range of fitted wardrobes.

ENSUITE BATHROOM

Tile enclosed bath with shower over, low level W.C. and vanity unit with surface mounted wash hand basin and storage below.

BEDROOM FOUR

15'3" x 9'1" (4.67m x 2.77m)  
Range of wardrobes.

BEDROOM FIVE

16'4" x 9'5" (5.00m x 2.88m)  
Rear aspect with two sets of double wardrobes.

FAMILY BATHROOM

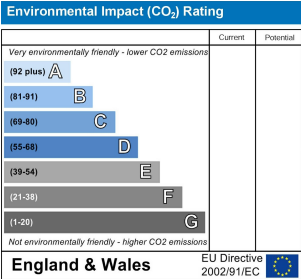
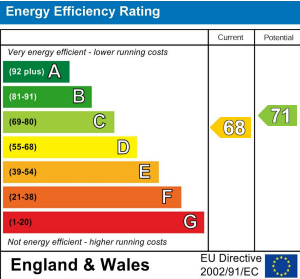
Tile enclosed bath, separate shower cubicle, low level W.C. and vanity unit with surface mounted wash hand basin and storage below.

LOFT ROOM

28'4" x 17'10" (8.65m x 5.44m)  
Lined and finished loft room with two dormer windows.

GARDEN

Patio area leading to garden laid mostly to lawn with mature shrub, tree and hedge boundaries and summer house. Rear garden wraps around the side of the house, joining with the front garden which also has mature boundaries and driveway with parking for numerous cars.

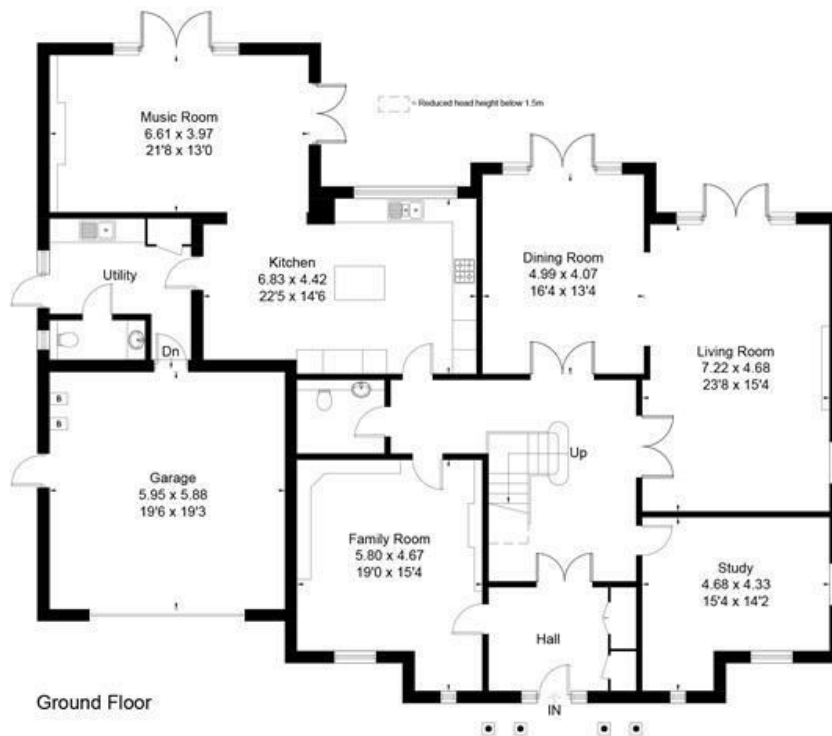








Approximate Floor Area = 449.9 sq m / 4843 sq ft  
 Summer House = 12.6 sq m / 136 sq ft  
 Total = 462.5 sq m / 4979 sq ft  
 (Including Garage / Loft / Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62565