



6 Oxdowne Close, Cobham, KT11 2SZ
Price Guide £1,195,000 Freehold

SITUATION AND DESCRIPTION

Well presented detached four bedroom two bathroom family house with accommodation in excess of 2500 sq ft. Ideally situated on this popular residential close convenient for Oxshott schools and railway station.

LOCATION

From our office in Oxshott head down Oakshade Road. At the junction, turn left onto Steels Lane. Continue past the Premier shop then turn right onto Blundel Lane. Take the first right into Oxdowne Close.

ENTRANCE

Spacious hallway with stairs up.

SITTING ROOM

23'11" x 10'9" (7.29m x 3.28m)
Hardwood flooring, two sets of glazed doors to:

CONSERVATORY

19'6" x 15'7" (5.95m x 4.77m)
Tiled floor, double and single casement doors to rear garden.

KITCHEN

12'10" x 8'9" (3.93m x 2.68m)
Range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap over. Appliances including: under-counter fridge, dishwasher, 5 ring gas hob range cooker with twin electric ovens.
Glazed door through to:

FAMILY ROOM

18'5" x 16'3" (5.62m x 4.97m)
Front aspect, hard wood flooring, under-stairs store cupboard. Door to:

UTILITY ROOM

Dual aspect with door to rear garden. Range of cupboards with worktop over, inset sink with mixer tap. Appliances including: freestanding washing machine and freestanding fridge/freezer. Wall mounted boiler and cupboard housing Megaflo hot water tank.

LIVING ROOM

16'4" x 12'8" (4.98m x 3.87m)
Dual aspect, hardwood floor, feature fireplace with stone surround and hearth and with gas fire insert.

CLOAKROOM

Low level W.C. and wash hand basin on freestanding vanity unit with storage.

STAIRS TO FIRST FLOOR

Access hatch to loft with pull down ladder and partly boarded for storage. Double door airing cupboard.

MASTER BEDROOM

14'1" x 10'5" (4.30m x 3.20m)
Front aspect, two double door built-in wardrobes. Door to:

EN SUITE SHOWER ROOM

Electric under-floor heating. Oversized walk-in shower with waterfall and hand held shower heads, low level W.C. and wash hand basin on vanity unit with storage.

BEDROOM TWO

14'7" x 10'11" (4.46m x 3.33m)
Rear aspect, two single door built-in wardrobes.

BEDROOM THREE

13'6" x 9'10" (4.12m x 3.02m)
Front aspect, door to eaves storage.

BEDROOM FOUR

8'11" x 8'9" (2.72m x 2.69m)
Built-in double wardrobe, Velux roof window.

FAMILY BATHROOM

Electric under-floor heating. Tile enclosed bath with shower over with waterfall and hand held shower heads, low level W.C and wash hand basin on wall mounted vanity unit with storage.

GARDEN

Laid mostly to lawn with fence and mature borders. Raised deck area with awning. Access gate to front driveway plus gate to public path to station. Garden shed with power and light.

SUMMER HOUSE

13'6" x 7'8" (4.12m x 2.36m)
With power and light.

GARAGE

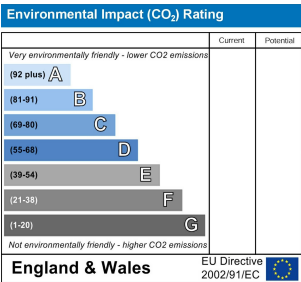
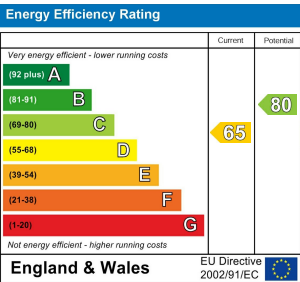
17'5" x 8'9" (5.32m x 2.69m)
With remote up and over doors front and back for access to rear workshop. Power and light.

WORKSHOP

16'5" x 9'9" (5.02m x 2.98m)
With power and light.

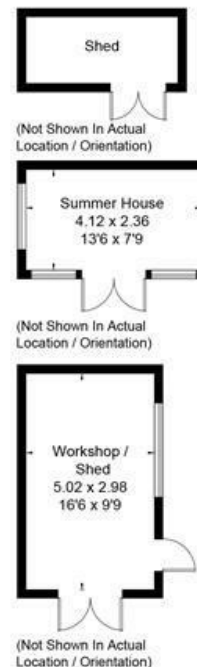
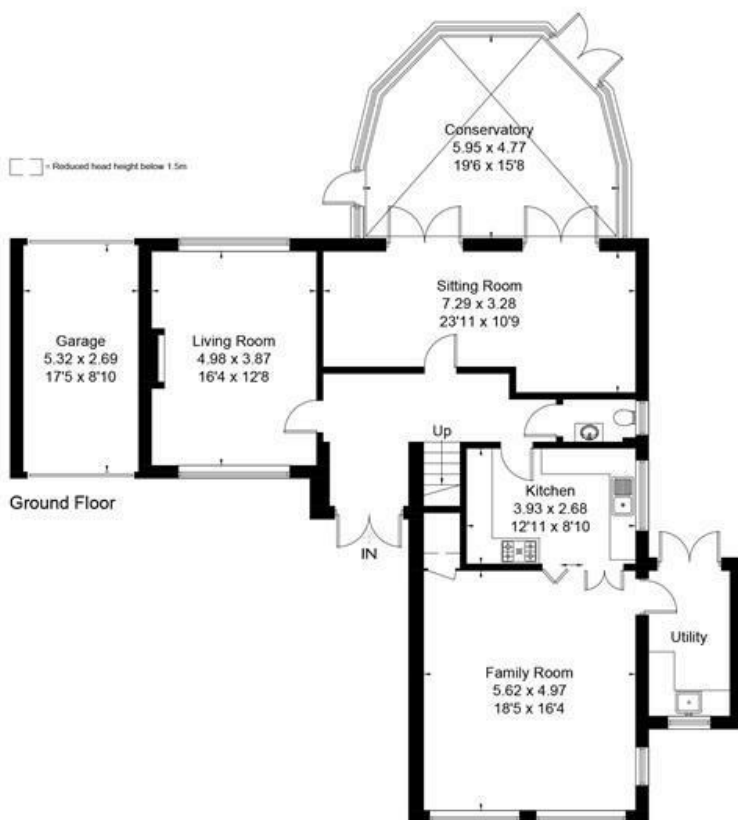
FRONT GARDEN

Gravel driveway with off street parking for at least five vehicles.





Approximate Area = 226.2 sq m / 2435 sq ft
 Garage= 14.3 sq m / 154 sq ft
 Outbuilding = 24.8 sq m / 267 sq ft
 Total = 265.3 sq m / 2856 sq ft (Including Eaves / Excluding Shed)
 Including Limited Use Area (18.4 sq m / 198 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 306457