



**Hazel Cottage Steels Lane, Oxshott, KT22 0RX**  
**Price Guide £675,000 Freehold**



## SITUATION AND DESCRIPTION

Rarely available detached cottage, presented in immaculate condition with a mature private garden with Summer House. Situated in a convenient location within walking distance of local shops, schools and station. Offered with no onward chain.

## HOW TO GET THERE

From our office on Oxshott High Street, turn left down Steel's Lane, Hazel Cottage can be found on the left just past Mint Hair salon.

## ENTRANCE

Front door into bright hallway with tiled floor and storage space under the stairs.

## LIVING ROOM

13'3" x 11'8" (4.06m x 3.58m)

Square bay window, wood floor and feature fireplace with log burner.

Window seat with built-in storage and further storage around fire place.

## KITCHEN

18'6" x 8'9" (5.66m x 2.69m)

Range of wall and base cupboards with worktop over, integrated dishwasher and under-mounted stainless steel Blanco sink with mixer tap over.

Further appliances include large range cooker with four standard gas rings and one large central ring, twin electric ovens, grill and warming drawer and full height fridge/freezer plus washing machine and tumble dryer in utility cupboard. Through to:

## DINING ROOM

9'10" x 9'3" (3.00m x 2.82m)

With built-in shelving and storage, roof lantern and double doors to rear garden.

## CLOAKROOM

Low level W.C. and corner wash hand basin.

## STAIRS TO FIRST FLOOR

## LANDING

## BEDROOM ONE

11'6" x 9'6" (3.51m x 2.90m)

Range of fitted storage with two double wardrobes, drawers and cupboard space.

## BEDROOM TWO

10'0" x 8'11" (3.05m x 2.74m)

Dual aspect.

## BEDROOM THREE/STUDY

8'0" x 6'2" (2.44m x 1.88m)

Built-in storage/worktop doubling as a Captains bed.

## BATHROOM

Corner jacuzzi bath with hand held shower attachment, separate shower cubicle with hand held and over-head outlets, low level W.C. and vanity unit with drawer and cupboard storage, and surface mounted wash hand basin.

## GARDEN OFFICE

15'1" x 7'1" (4.62m x 2.16m)

With double doors, power and light, currently used as a garden bar.

## REAR GARDEN

Patio area housing dog washing zone with hot and cold water. Lawn area with mature borders and brick built barbecue and pizza oven. Raised sun trap decking area leading to garden office. Access gate to front and rear.

## FRONT GARDEN

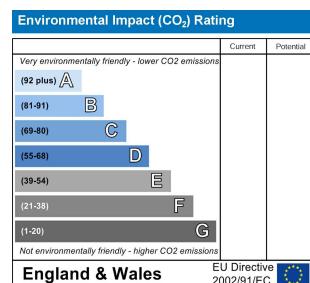
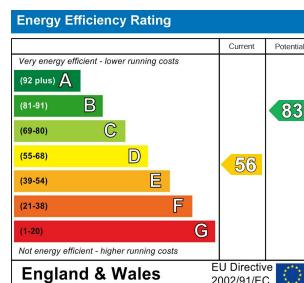
Part paved and part gravel with gated off street parking.

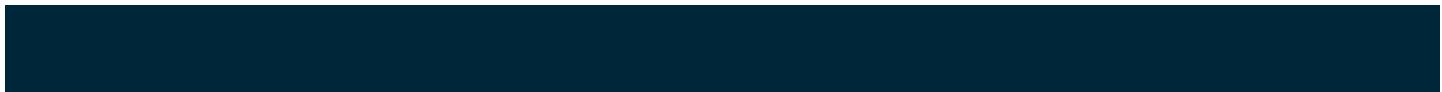
## STORAGE SHED

Large shed with double door access.

## COUNCIL TAX

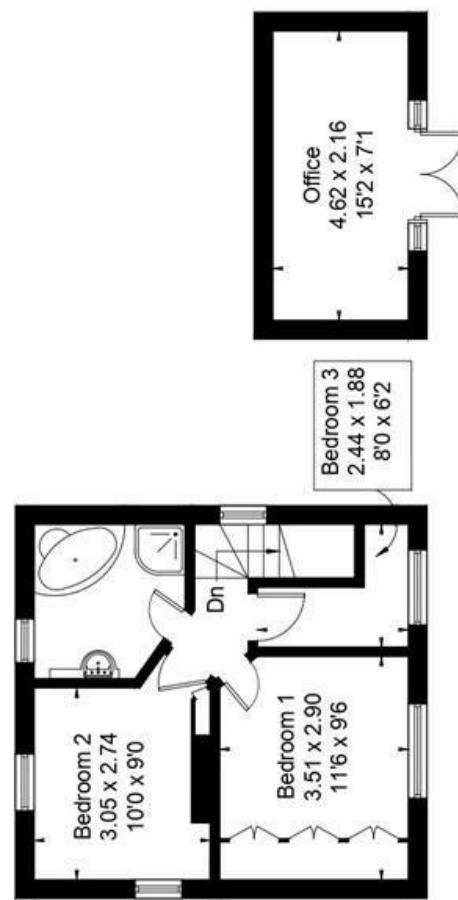
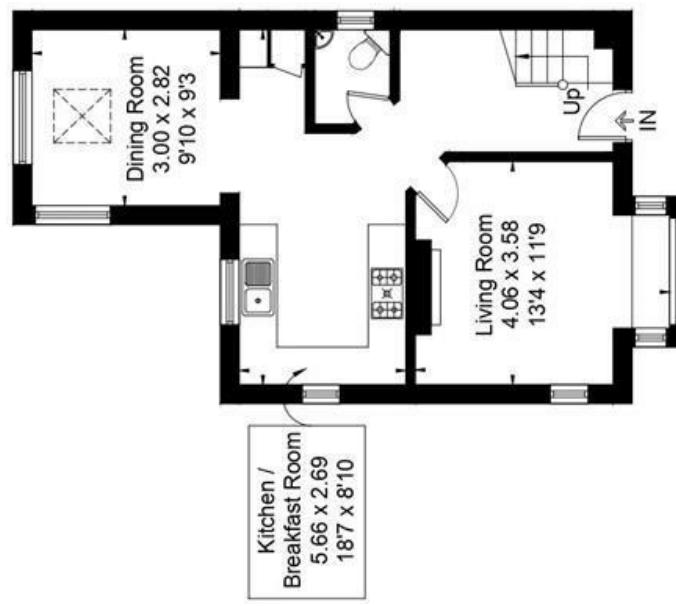
Band E - £2984.73 (2025-2026)







Approximate Floor Area = 79.0 sq m / 850 sq ft  
Office = 10.0 sq m / 108 sq ft  
Total = 89.0 sq m / 958 sq ft



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