



Clavis Manor Way, Oxshott, KT22 0HS
Offers Over £2,000,000 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, turning left into Manor Way, Clavis is the second house on the right hand side.

GENERAL DESCRIPTION

Clavis is an attractive character house approached via a gravel driveway with a double garage, it is situated in one of Oxshott's premier private estates, fantastic South/west garden with mature shrub and tree boundaries. The Knott Park Estate is convenient for Oxshott's schools, British Rail and local Village amenities, in addition to the junctions for the A3 and M25 providing access to London and Heathrow and Gatwick airports.

ENTRANCE HALL

Covered entrance, wood flooring

RECEPTION ROOM

25'11" x 14'9" (7.90m x 4.50m)
Dual aspect, doors to garden, stone hearth, surround and mantle over. Wood flooring.

DINING ROOM

16'0" x 11'5" (4.9m x 3.5m)
Rear aspect, marble hearth, surround and mantle over. Wood flooring.

KITCHEN

14'9" x 11'5" (4.5m x 3.5m)
Rear aspect, units at eye and base level with worktop over, double drainer sink unit, cupboard housing new Worcester gas boiler,

Integrated appliances including oven, induction hob, fridge and freezer. Wood flooring, door to annexe, archway through to;

BREAKFAST ROOM

16'0" x 7'6" (4.9m x 2.3m)
Front aspect, wood flooring

CLOAKROOM

Wood flooring with low level WC and wash hand basin.

ANNEXE - LOUNGE

13'1" x 12'9" (4.0m x 3.9m)
Dual aspect, door to garden. Wood flooring.

ANNEXE - BEDROOM

17'4" x 8'10" (5.3m x 2.7m)
Front aspect, built in wardrobe. wood flooring.

ANNEXE - KITCHEN

12'1" x 5'10" (3.7m x 1.8m)
Rear aspect, door to garden. Units at eye and base level with worktop over and single drainer sink unit. Integrated electric oven and hob.

ANNEXE - SHOWER ROOM

Fully tiled with shower cubicle, electric shower, low level WC and pedestal wash hand basin.

STAIRS TO FIRST FLOOR LANDING

Access to loft via pull down ladder

MASTER BEDROOM

14'9" x 12'1" (4.5m x 3.7m)
Dual aspect built, door to;

ENSUITE BATHROOM

Half tiled walls, fully tiled shower cubicle, bath with waterfall tap, pedestal wash hand basin and low level WC.

BEDROOM TWO

14'9" x 10'5" (4.5m x 3.2m)
Rear aspect.

BEDROOM THREE

14'9" x 7'2" (4.5m x 2.2m)
Front aspect.

BEDROOM FOUR

11'5" x 8'10" (3.5m x 2.7m)
Rear aspect, cupboard housing hot water cylinder.

BEDROOM FIVE

11'5" x 6'10" (3.5m x 2.1m)
Rear aspect.

FAMILY BATHROOM

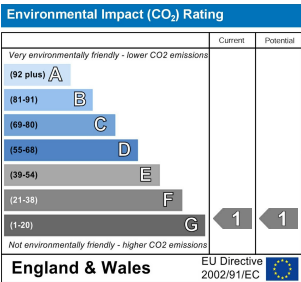
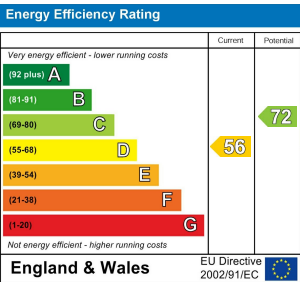
Fully tiled shower cubicle, bath with waterfall tap, low level WC with concealed cistern, pedestal wash hand basin.

REAR GARDEN

South west facing with patio area, mainly laid to lawn with borders stocked with mature shrubs

GARAGE

17'8" x 15'8" (5.4m x 4.8m)
Power and light. Remote up and over door.



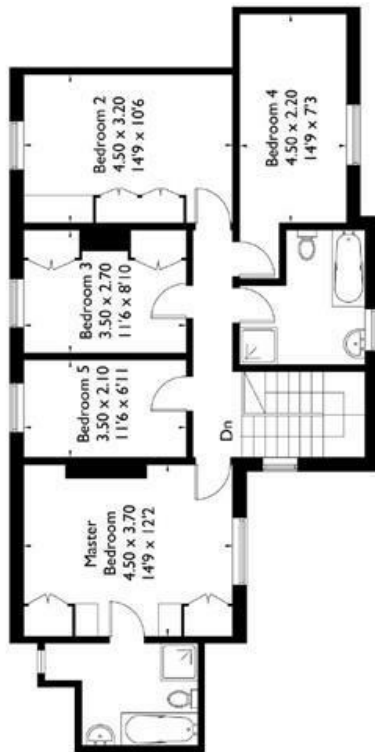


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Approximate Gross Internal Area = 227.1 sq m / 2444 sq ft

Garage = 25.9 sq m / 279 sq ft

Total = 253.0 sq m / 2723 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref. ?????

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.