



22 Lyfield, Oxshott, KT22 0SH  
Price Guide £600,000 Freehold

**SITUATION AND DESCRIPTION**

Beautifully presented family home in the heart of Oxshott with walking access to shops, station and schools. Ideal location for access to M25 and A3, with the larger towns of Cobham and Esher just a short drive away. The property is in a perfectly liveable condition, but could be enhanced by some internal redesign or extension.

**HOW TO GET THERE**

From our office in Oxshott, head down Oakshade Road, turn left at the junction and continue down Steels Lane. At the Premier shop take the left on to Kenilworth Avenue then continue left onto Waverley Road. Lyfield is then the second left turn.

**ENTRANCE**

Into spacious hallway with space for coats rack. Semi-open hallway to:

**LIVING ROOM**

13'1" x 12'5" (4.01m x 3.80m)  
Feature fireplace with wood surround, with open fire or gas options.

**KITCHEN**

10'2" x 7'8" (3.10m x 2.36m)  
Rear aspect. Range of wall and base units with worktop over and stainless

steel inset sink with drainer.

Freestanding cooker with 4 ring gas hob, main oven and top oven with grill. Integrated wine rack and glass cupboard. Large under-stairs cupboard. Through to:

**DINING ROOM**

11'6" x 10'2" (3.51m x 3.10m)  
Rear aspect with double casement doors to garden. Fitted shelving and cupboard.

**UTILITY ROOM**

Base cupboards with worktop over, full height fridge/freezer, dishwasher. Space and plumbing for washing machine. Door to front pathway. Door to:

**CONSERVATORY**

10'11" x 5'8" (3.35m x 1.74m)  
With double casement doors to rear garden.

**STAIRS TO FIRST FLOOR**

**LANDING**  
Loft access with pull down ladder, linen cupboard.

**MASTER BEDROOM**

13'3" x 12'5" (4.04m x 3.80m)  
Plantation blinds. Wall of built-in wardrobes.

**BEDROOM TWO**

10'8" x 10'2" (3.26m x 3.10m)  
Rear aspect with plantation blinds.

**BEDROOM THREE**

8'7" x 7'11" (2.64m x 2.42m)  
Plantation blinds and built-in store cupboard.

**FAMILY BATHROOM**

Panel enclosed bath with shower over. Low level W.C. and pedestal wash hand basin.

**REAR GARDEN**

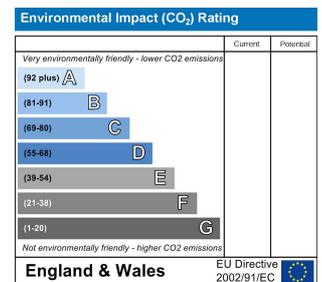
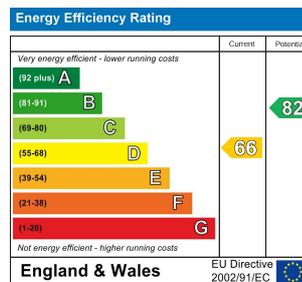
South-west facing, mostly laid to lawn with patio area, mature hedge and fence borders with garden shed and gate to garage area.

**GARAGE**

16'4" x 8'3" (5.00m x 2.54m)  
En bloc with manual up and over door.

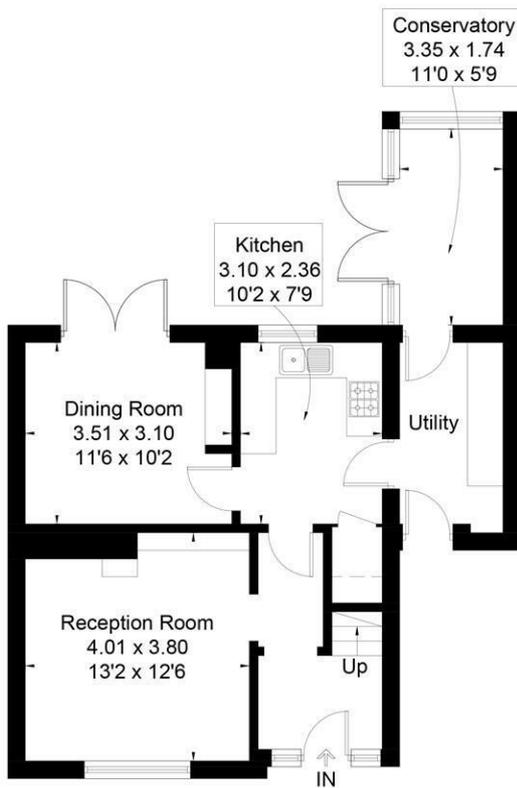
**FRONT GARDEN**

Small lawn area with mature hedge borders and off street parking for one car with EV charging point.

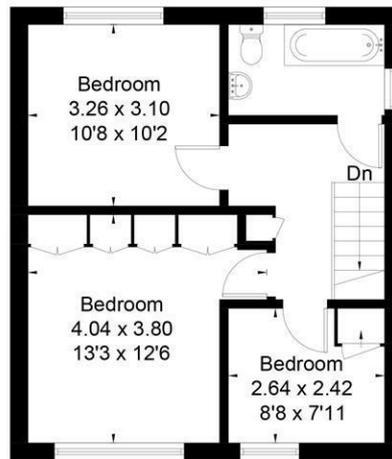




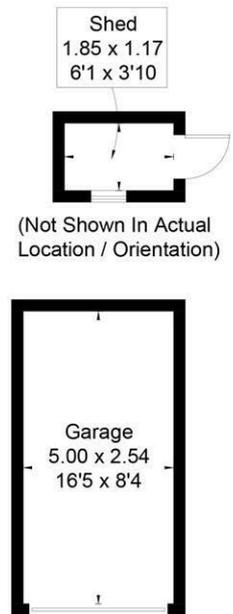
Approximate Floor Area = 99.5 sq m / 1071 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 112.2 sq m / 1208 sq ft (Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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 #95350