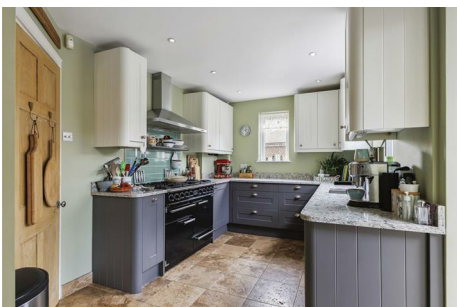




Hazel Cottage Steels Lane, Oxshott, KT22 0RX
Price Guide £675,000 Freehold

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.

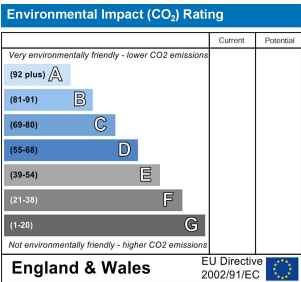
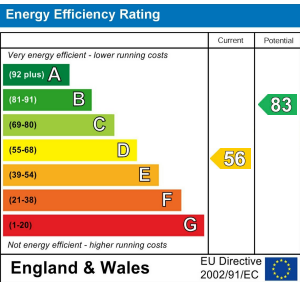
GARDEN OFFICE
15'1" x 7'1" (4.62m x 2.16m)
With double doors, power and light, currently used as a garden bar.

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)

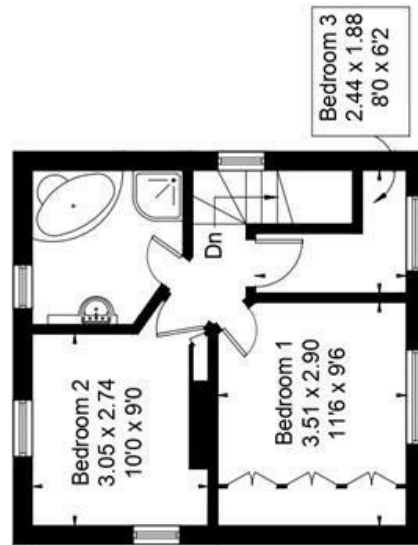




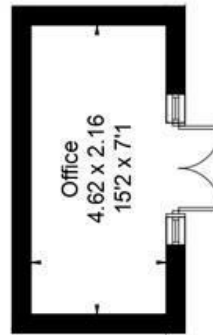
Approximate Floor Area = 79.0 sq m / 850 sq ft
 Office = 10.0 sq m / 108 sq ft
 Total = 89.0 sq m / 958 sq ft



Ground Floor



First Floor



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