



**Paddock View Leatherhead Road, Oxshott, KT22 0ET**  
**Price Guide £1,750,000 Freehold**

**SITUATION AND DESCRIPTION**

A stunning house that demands internal viewing to be fully appreciated. With under-floor heating throughout the ground floor, the property offers six bedrooms over three floors, with three en suite bathrooms, two additional bathrooms, detached double garage and stunning kitchen/dining/family room with three sets of bi-fold doors leading to a spectacular, south facing terrace and mature garden.

**ENTRANCE HALL**

Spacious hall with stairs up and under-stairs cupboard.

**KITCHEN/BREAKFAST ROOM**

37'11" x 27'1" (11.58m x 8.28m)

Substantial open-plan room with three distinct areas. Kitchen consisting of a range of base units with stone worktops over, under-mounted stainless steel one and a half bowl sink with mixer tap over, Five gas ring range cooker with electric oven, additional wall mounted oven and grill and integrated dishwasher. There are also full height storage cupboards, a full height pull out larder, American style fridge freezer and further storage with a modern glass fronted dresser. An L-shaped island carries even more storage, wine fridge and has a breakfast table attached. There is then ample space for a large dining table and sofa area with feature fireplace housing an open fire.

Much of the rear wall opens with bi-fold doors on to a stunning tiled terrace leading to a beautifully manicured south-westerly rear garden.

**UTILITY ROOM**

Range of wall and base units with worktop over, butler sink with mixer tap, washing machine and tumble dryer. Cupboards housing boiler and Megaflo style hot water tank.

**CLOAKROOM**

Wall hung W.C. with concealed cistern, vanity unit with contemporary surface mounted wash hand basin and storage below.

**LIVING ROOM**

16'4" x 14'4" (5.00m x 4.37m)

Tiled floor.

**BEDROOM SIX / GYM**

16'6" x 12'0" (5.03m x 3.68m)

Tiled floor and large storage cupboards. Door to:

**EN SUITE SHOWER ROOM**

Over-sized walk in shower with hand-held and overhead outlets, low level W.C. and wall hung vanity unit housing surface mounted wash hand basin with mixer tap over and storage below.

**STAIRS TO FIRST FLOOR LANDING**

Further under stairs storage cupboards on the landing.

**MASTER BEDROOM**

24'10" x 18'11" (7.59m x 5.77m)

Rear aspect with doors to both a Juliet balcony and a full use terrace. Space for bedroom and seating area, door to dressing room with range of hanging and shelf storage. Door to:

**EN SUITE SHOWER ROOM**

Over sized walk-in shower with hand-held and overhead outlets, low level W.C. and wall hung vanity unit with surface mounted wash hand basin and storage below.

**BALCONY**

21'9" x 9'10" (6.65m x 3.00m)

South-westerly facing.

**BEDROOM THREE**

16'6" x 14'6" (5.03m x 4.42m)

Door to:

**EN SUITE SHOWER ROOM**

Over-sized walk-in shower with hand-held and overhead outlets, vanity unit housing double size wash hand basin with twin taps and storage below.

**BEDROOM FOUR**

16'11" x 12'0" (5.18m x 3.66m)

Rear aspect.

**FAMILY BATHROOM**

Side aspect. Large freestanding bath with floor mounted tap stand, low level W.C., wet room shower with hand-held and overhead outlets and vanity unit with surface mounted sink and storage below.

**BEDROOM FIVE**

16'4" x 12'0" (5.00m x 3.66m)

**STAIRS TO SECOND FLOOR**

**BEDROOM TWO**

20'8" x 18'2" (6.30m x 5.54m)

Triple set of low level Velux windows with base opening to balcony. Full wall of built-in wardrobes.

**FAMILY BATHROOM**

Over-sized walk-in shower with rail mounted outlet, low level W.C. and wall mounted vanity unit with twin sinks and storage below.

**STUDY**

20'8" x 8'11" (6.30 x 2.74)

Built-in study with desk and ample storage units. Two Velux windows.

**REAR GARDEN**

South-westerly with vast tiled terrace leading to lawn with mature borders.

**FRONT GARDEN**

Electric gates open to large driveway with mature borders and parking for numerous cars,

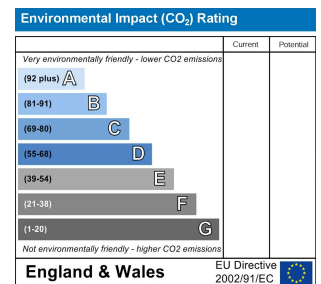
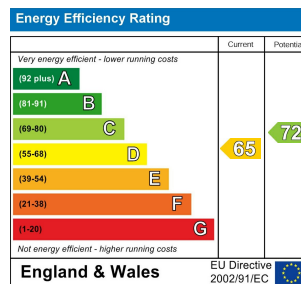
**GARAGE**

17'10" x 17'8" (5.46m x 5.41m)

Detached garage with up and over door and personnel door, power and light. EV charger attached to the outside.

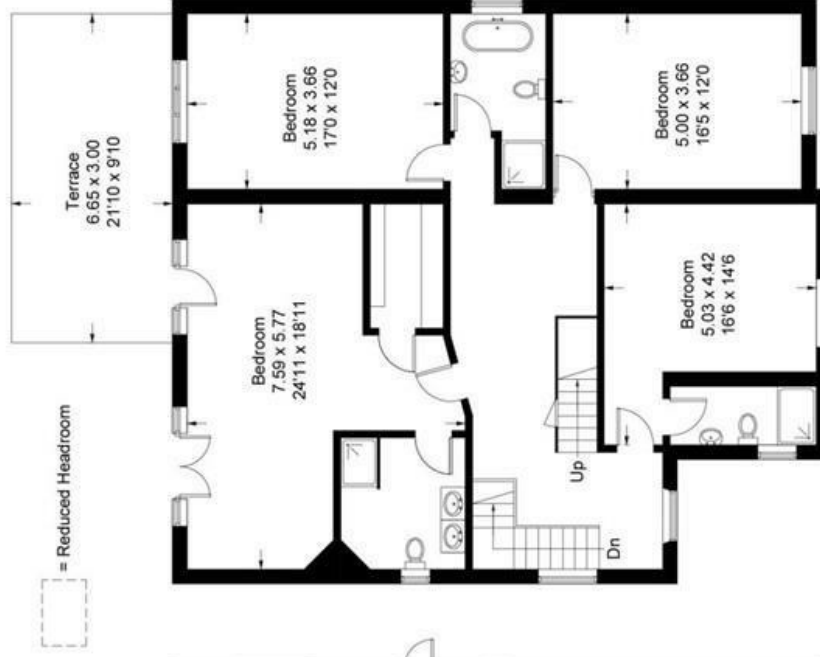
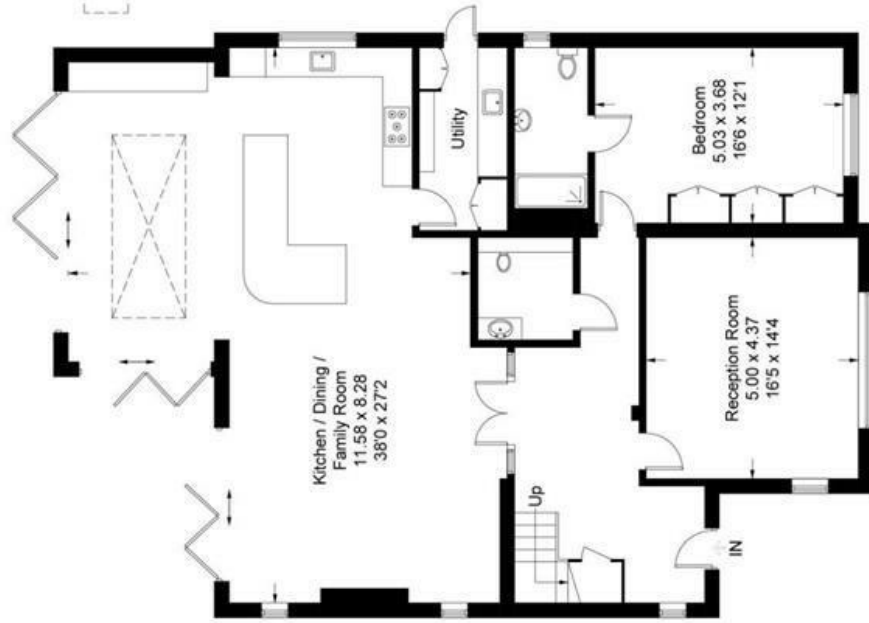
**COUNCIL TAX**

BAND G 2025/2026 £4,070.10

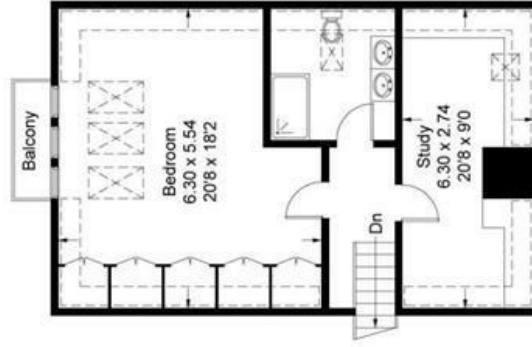
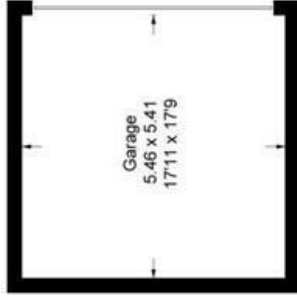




Approximate Gross Internal Area = 371 sq m / 3994 sq ft  
 Garage = 30.1 sq m / 324 sq ft  
 Total = 401.1 sq m / 4318 sq ft



(Not Shown In Actual Location / Orientation)



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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