

Boyce Thornton

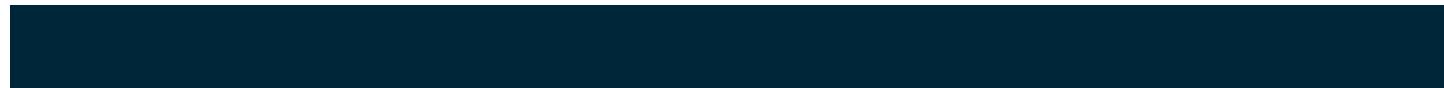
The local property experts

SALES, LETTINGS & PROPERTY MANAGEMENT

SPECIALISING IN OXSHOTT • COHAM • CLAYGATE



White Garth Ridgeway Close, Oxshott, KT22 0LQ
Price Guide £1,800,000 Freehold



HOW TO GET THERE

From our office in Oxshott, head down Oakshade Road and turn left into The Ridgeway. Follow this around two bends to Ridgeway Close and White Garth will be found on the left.

ENTRANCE

Parquet flooring and coats cupboard. Door to:

DINING ROOM

17'11" x 12'10" (5.47m x 3.92m)

Two built-in storage cupboards. Stairs to first floor. Door through to:

LIVING ROOM

28'10" x 12'7" (8.8m x 3.84m)

Dual aspect with large panoramic bay window onto rear garden. Large contemporary fireplace with remote control electric, flame effect fire. Through to:

GARDEN ROOM

12'1" x 6'9" (3.7m x 2.06m)

Overlooking the garden with large windows and double casement doors onto patio. Under-stairs storage. Door back to dining room.

KITCHEN

16'2" x 14'6" (4.95m x 4.43m)

Range of wall and base units with worktop over. Integrated appliances including wall mounted oven, grill and warming drawer, dishwasher. Space for American style fridge/freezer. Surface mounted stainless steel, one and half bowl sink with drainer and mixer tap over. Island with integrated waste drawer and gas hob. Two full height pull out larder cupboards, pull out spice racks and large pan drawers. Further full height storage cupboard. Through to:

ORANGERY

12'7" x 11'10" (3.86m x 3.61m)

Glazed room with spectacular central roof lantern. Double doors to patio.

UTILITY ROOM

Range of wall and base units with worktop over and stainless steel sink. Full height cupboard, wall mounted gas boiler. Door to side access path.

STUDY

9'8" x 9'3" (2.96m x 2.83m)

FIRST FLOOR LANDING

Airing cupboard housing hot water tank, separate linen cupboard and additional store cupboard.

MASTER BEDROOM

15'3" x 12'10" (4.65m x 3.93m)

Range of wardrobes with hanging, shelf and drawer space plus additional store cupboard. Two feature stained glass windows. Glass door to:

EN SUITE SHOWER ROOM

Oversized walk-in shower, wall-hung vanity unit with surface mounted wash hand basin and storage drawers under. Low level W.C.

BEDROOM TWO

13'3" 12'11" (4.04m 3.96m)

Built-in wardrobes with hanging and shelf space, fitted shelving. Built-in corner storage unit with cupboard and shelving. Feature stained glass window.

BEDROOM THREE

12'11" x 12'10" (3.95m x 3.93m)

Built-in wardrobe and additional storage cupboard.

BEDROOM FOUR

9'10" x 5'11" (3.01m x 1.81m)

Side aspect.

FAMILY BATHROOM

Dual aspect with electric under-floor heating.

Large bath with centrally mounted wall taps and hand held shower head, oversized walk-in shower cubicle, vanity unit with surface mounted wash hand basin and storage under, low level W.C. Heated towel rails and mirrored cabinet with shaving socket and light.

STAIRS TO TOP FLOOR SUITE

20'2" x 18'11" (6.15m x 5.77m)

Open plan studio room with space for bed and living area. Velux windows. Door to:

EN SUITE BATHROOM

Bath with shower over, low level W.C., pedestal wash hand basin and wall mounted mirror with lights.

REAR GARDEN

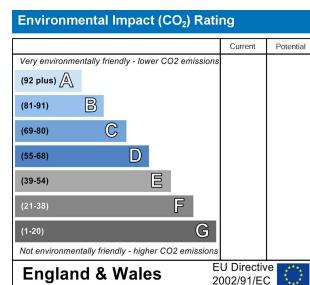
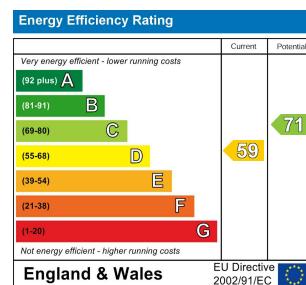
Stunning garden with south-westerly aspect. Full width raised patio with two remote control awnings, large lawn area with central globe water feature and beautifully maintained mature hedges and flowering borders. Further lawned area with raised vegetable beds, greenhouse and potting shed. Access gate to private woodland area, jointly owned with four neighbouring properties to secure views for the future.

FRONT GARDEN

Mostly paved with mature borders, allowing parking for numerous vehicles. Side access gates on both sides with one leading to lean to storage area leading through to rear garden.

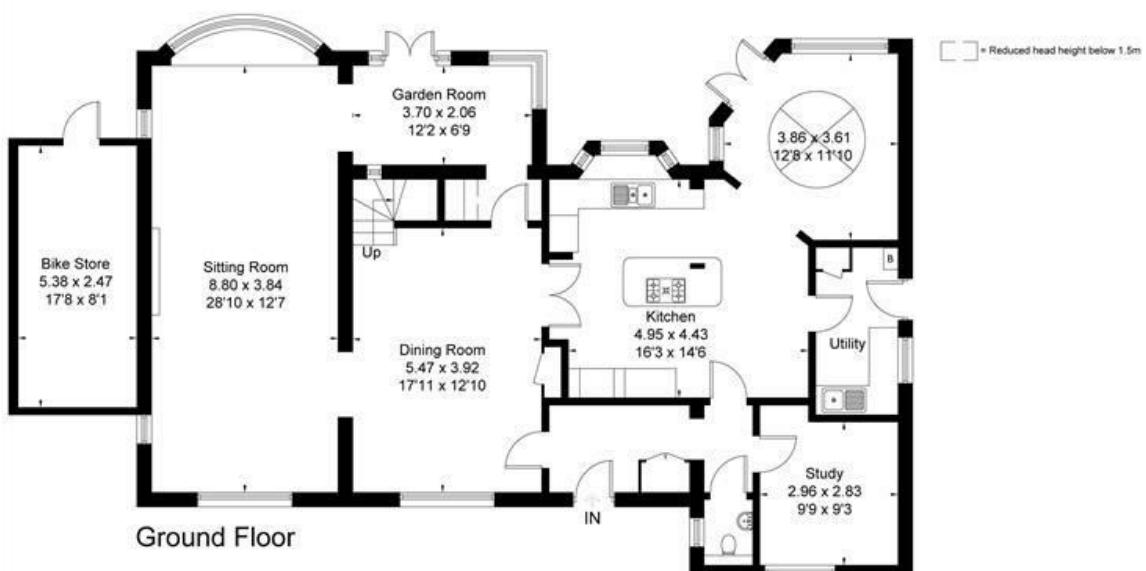
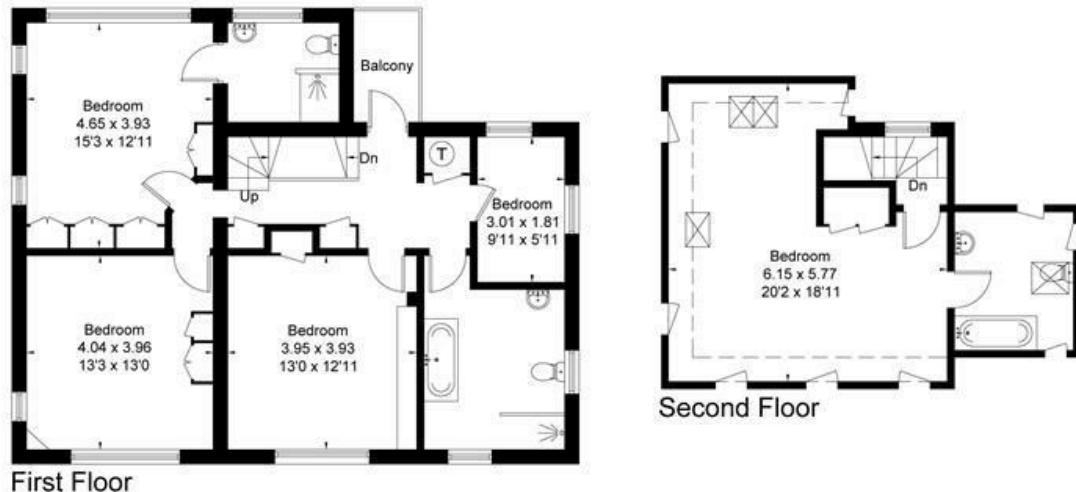
COUNCIL TAX

Council Tax Band G - £3715.00





Approximate Area = 263.1 sq m / 2832 sq ft
 Bike Store = 13.2 sq m / 142 sq ft
 Total = 276.3 sq m / 2974 sq ft
 Including Limited Use Area (10.6 sq m / 114 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 316530