



Stonecroft Leatherhead Road, Oxshott, KT22 0HQ
O.I.R.O £850,000 Freehold

SITUATION AND DESCRIPTION

Positioned conveniently for Danes Hill and Royal Kent Schools, this 5 bedroom house was built in 2010 and benefits from under-floor heating throughout the ground and first floors, generous kitchen and reception rooms and an excellent master bedroom suite.

ENTRANCE

Into hallway with engineered oak flooring and under floor heating. Stairs up with storage below.

RECEPTION ROOM

26'5" x 11'1" (8.05 x 3.38)
Engineered oak floor with under-floor heating, front and rear aspect with enhanced, sound reducing windows to front and double casement doors to rear garden.

KITCHEN/BREAKFAST ROOM

23'5" x 9'9" (7.14 x 2.97)
Engineered oak flooring with under-floor heating. Range of wall and base units in white shaker style, with black granite worktop over. Integrated Neff appliances including Gas Hob with extractor over, electric oven, steam oven and dishwasher. Freestanding American style fridge/freezer, one and half steel under-mounted sink. To the front is space for breakfast table and wall mounted TV bracket, front windows with enhanced sound reducing glazing and fitted plantation blinds. Door to:

UTILITY ROOM

6'0" x 5'6" (1.83 x 1.68)
Storage cupboards with worktop over and integrated sink. Miele washing machine and

Miele tumble dryer. Wall mounted boiler Door to rear garden.

CLOAKROOM

Sensor light, tiled floor with under-floor heating, w.c., with concealed cistern, wash hand basin with storage under.

STAIRS UP

LANDING

MASTER BEDROOM

16'1" x 11'2" (4.9 x 3.4)
Carpet with under-floor heating. Sound reducing windows to front with bespoke black out blind. Built-in wardrobe, desk and storage and wall mounted TV point.

DRESSING ROOM

8'11" x 8'0" (2.72 x 2.44)
Under-floor heating. Range of fitted wardrobes.

EN SUITE BATHROOM

Under-floor heating, tile enclosed bath with hand held shower attachment, walk-in shower cubicle with overhead rain and hand held shower attachment, w.c., with concealed cistern and wash hand basin with storage under. Heated towel rail.

BEDROOM 3

13'8" x 9'11" (4.17 x 3.02)
Under-floor heating. Integrated wardrobes, TV socket, plantation shutters.

BEDROOM 4

9'10" x 9'6" (3.0 x 2.9)
Under-floor heating. Built in wardrobes, sound reducing glazing with plantation blinds.

FAMILY BATHROOM

Under-floor heating. Tile enclosed bath with shower over, w.c., with concealed cistern, wash hand basin, heated towel rail.

STAIRS UP

To second floor.

BEDROOM 2

15'11" x 9'9" (4.85 x 2.97)
Velux window and roof lantern, both with integrated blackout blinds, built-in wardrobe with sensor light.

BEDROOM 5

11'1" x 7'5" (3.38 x 2.26)
Velux window with integrated black out blind, cupboard housing water tank and storage space.

SHOWER ROOM

Velux window with integrated blind, walk-in shower cubicle, w.c., with concealed cistern and wash hand basin.

REAR GARDEN

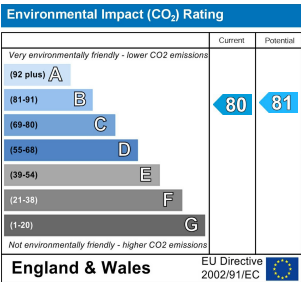
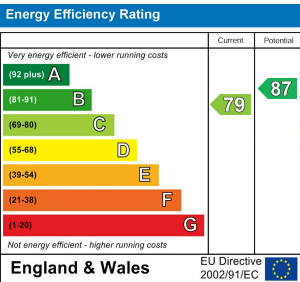
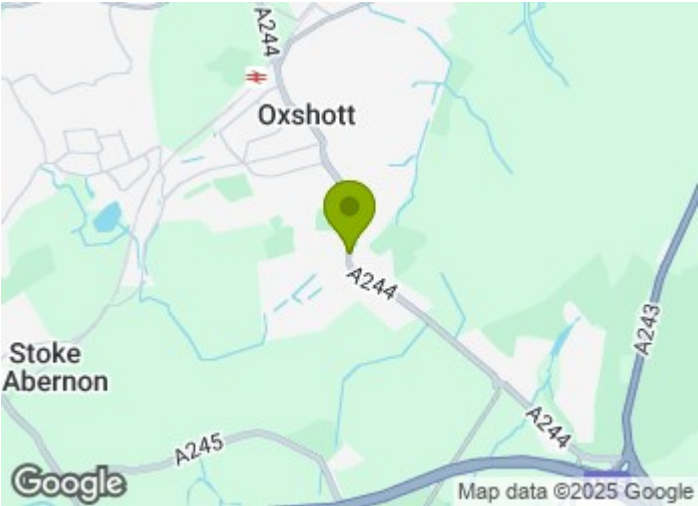
Laid mostly to lawn with patio area, garden shed and covered side access with bike storage space. Gate to front.

FRONT GARDEN

Parking for two cars, with mature hedge borders.

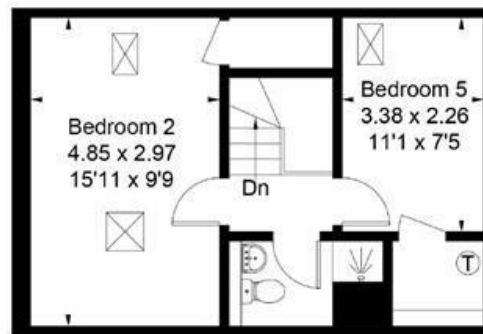
COUNCIL TAX

Band F - £3,369.60 (2024/25)

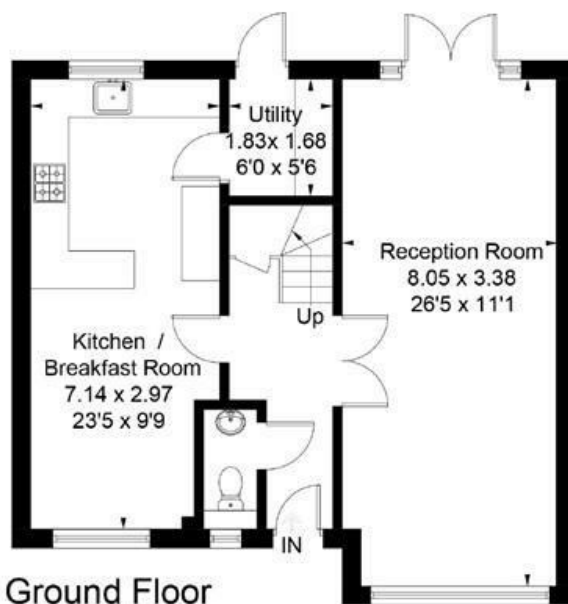




Approximate Floor Area = 160.6 sq m / 1729 sq ft



Second Floor



Ground Floor



First Floor

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