



Flat 8, Oxshott Lodge Leatherhead Road, Oxshott, KT22 0JE  
Price Guide £1,250,000 Leasehold - Share of Freehold

**SITUATION AND DESCRIPTION**

Built in 2013, Oxshott Lodge offers exceptional apartment accommodation situated in the heart of Oxshott village. The development consists of two grand blocks, each containing five apartments, built to the highest standard, with remote gated entrance, enclosed underground parking and lift access to all floors. Flat 8 is a spacious two bedroom apartment, fitted parquet flooring with under-floor heating, Miele appliances, integrated ATI sound system and is in the heart of Oxshott village with easy access to all shops, schools and train.

**MAIN ENTRANCE**

The property is accessed by both vehicular and pedestrian security gates, monitored by CCTV. The main entrance gives the feel of a prestigious country house with a columned porch and solid front door opening into an opulent marble hallway with wide, low rise staircase and lift.

**APARTMENT ENTRANCE**

Situated on the first floor, the entrance leads in to a spacious hallway with solid wood parquet flooring and doors leading to all rooms. Cupboard housing hot water tank and video door entry system. Glazed double doors lead to:

**LOUNGE/DINING/KITCHEN**

35'7" x 17'7" (10.86 x 5.37)  
Hard wood flooring, wall inset electric, flame effect fire, ceiling mounted speakers, Raco light system and double doors to rear facing balcony. Open to:

**DINING AREA**

Space for large dining table. Open to:

**KITCHEN**

Stunning Italian design kitchen consisting of a range of base units in smoked oak and contrasting feather grey with Silestone worktop over plus full height pull out larder cupboard. Integrated Miele appliances including Oven, microwave, warming drawer, induction hob, full height fridge, full height freezer, dishwasher and wine fridge. Under mounted one and a half bowl stainless steel sinks with mixer tap and separate Quooker tap. Peninsula with breakfast bar. Door to:

**UTILITY ROOM**

13'2" x 8'3" (4.03 x 2.53)  
Range of units and worktop matching the kitchen, with under-mounted sink and mixer tap. Integrated washing machine and tumble dryer, plus full height cupboard housing ATI sound equipment.

**MASTER BEDROOM**

17'6" x 12'5" (5.34 x 3.80)  
Spacious room with double doors to second rear facing balcony. Open to:

**DRESSING ROOM**

With range of wardrobes and chest of drawers. Door to:

**EN SUITE BATHROOM**

Panel enclosed bath with wall mounted mixer tap hand held shower attachment. Over-sized walk-in shower with overhead and hand held shower heads. Contemporary wall

mounted vanity unit with twin wash hand basins and storage drawers below. Wall hung W.C. with concealed cistern.

**BEDROOM TWO**

13'7" x 12'9" (4.16 x 3.90)  
With large sliding door wardrobe. Door to:

**EN SUITE SHOWER ROOM**

Over-sized walk-in shower with overhead and hand held shower heads. Contemporary wall mounted vanity unit with wash hand basins and storage below. Wall hung W.C. with concealed cistern.

**CLOAKROOM**

Wall hung W.C. with hidden cistern plus wall hung vanity shelf with surface mounted wash hand basin and wall mounted mixer tap.

**UNDER GROUND PARKING**

Accessed externally by remote shutter door and internally by lift, with two allocated spaces, visitor spaces and individual storage cupboard.

**GARDENS**

The grounds offer three individually styled and beautifully maintained garden zones plus a central pond, all with seating areas.

**GYMNASIUM**

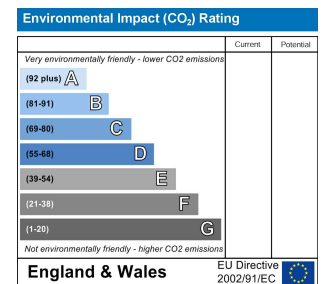
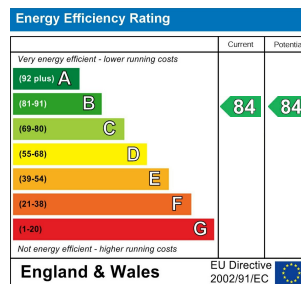
Communal gym with range of fitness and weight equipment, changing room, air conditioning.

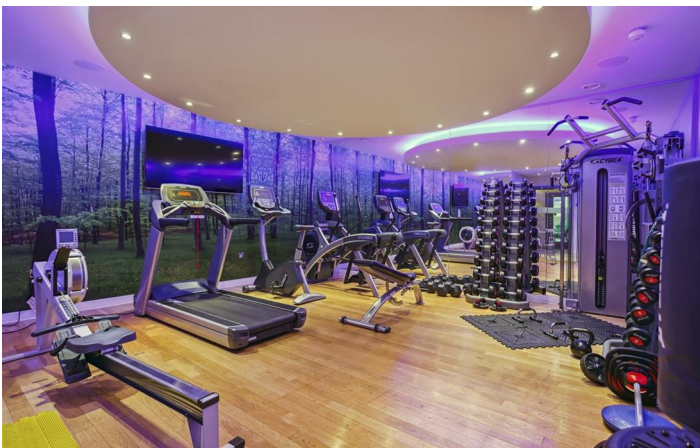
**SERVICE CHARGES**

2026 - £2200 per quarter

**COUNCIL TAX**

Band G - 2025/2026 - £4070.10







Approximate Floor Area = 131.8 sq m / 1419 sq ft



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 #70898