



Lincombe Leatherhead Road, Oxshott, KT22 0ET
Price Guide £2,100,000 Freehold

HOW TO GET THERE

From our office in Oxshott High street, proceed towards Leatherhead going past Danes Hill School and The Bear public house, Lincombe is the fourth house on the right past the turning for Spinneycroft.

SITUATION AND DESCRIPTION

Built in 2013 by Beaufield Homes, this high quality detached family home offers spacious accommodation in excess of 4500sq ft. The property is presented in excellent condition throughout with concrete floors and under floor heating throughout powered by a brand new air source heat pump system. Situated conveniently for access to Oxshott village, station, Danes Hill School and Princes Coverts for long dog walks.

ENTRANCE

27'6" x 12'5" (8.40m x 3.80m)
Impressive pillared entrance porch leading to bright and spacious hallway with tiled floor, coats cupboard and additional store cupboard with sliding doors.

LIVING ROOM

22'3" x 19'8" (6.80m x 6.00m)
Dual aspect, electric wall-mounted log effect fire. Sliding doors to rear garden. Recessed lighting feature and ceiling mounted speakers.

KITCHEN/DINING ROOM

19'4" x 17'8" (5.90m x 5.40m)
Stunning open plan space with range of wall and base units with stone worktop over. Integrated Miele appliances include two fridges and freezers, two wall mounted ovens and dishwasher. Under-mounted Franke stainless steel sink with mixer tap over. Central Island houses Miele induction hob, Miele microwave combination oven and a wine fridge. Wooden topped breakfast bar. Concealed lighting, plus pendant lighting and ceiling speakers.

DINING ROOM

18'4" x 15'1" (5.60m x 4.60m)
With full width bi-fold doors to two sides creating a beautiful open space to the leading onto the patio, ideal for entertaining.

UTILITY ROOM

7'10" x 7'6" (2.40m x 2.30m)
Range of wall and base units with worktop over, one and a half bowl stainless steel sink, space and plumbing for washing machine and tumble dryer.

FAMILY ROOM

21'7" x 14'1" (6.60m x 4.30m)
Dual aspect.

STUDY

11'9" x 11'9" (3.60m x 3.60m)
Wood flooring.

CLOAKROOM

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

FIRST FLOOR LANDING

MASTER BEDROOM

17'8" x 15'8" (5.40m x 4.80m)
Full height windows overlooking the garden, range of fitted wardrobes and ceiling speakers.

EN SUITE BATHROOM

Tile enclosed bath with central wall mounted taps and hand held shower attachment, separate shower cubicle with over head and hand held outlets, contemporary vanity unit with surface mounted twin wash hand basins, wall hung W.C. with concealed cistern. Ceiling speakers.

DRESSING ROOM

8'2" x 7'6" (2.50m x 2.30m)
With range of hanging, drawer and shelf storage.

BEDROOM TWO

15'5"x 13'9" (4.70mx 4.20m)
Range of fitted wardrobes.

EN SUITE BATHROOM

Panel enclosed bath with wall mounted taps and hand held shower attachment. Shower cubicle with hand held and over head outlets, vanity unit with surface mounted wash hand basin and storage below, wall hung W.C with concealed cistern.

BEDROOM THREE

15'5" x 13'1" (4.70m x 4.00m)
Fitted wardrobes.

BEDROOM FOUR

13'9" x 12'1" (4.20m x 3.70m)
Fitted wardrobes.

FAMILY BATHROOM

Panel enclosed bath with wall mounted taps and hand held shower attachment. Shower cubicle with hand held and over head outlets, vanity unit with surface mounted wash hand basin and storage below, wall hung W.C with concealed cistern.

SECOND FLOOR LANDING

With large glass roof lantern.

BEDROOM FIVE / GAMES ROOM

24'11" x 12'1" (7.60m x 3.70m)
Low rise fitted wardrobes into eaves space.

EN SUITE BATHROOM

Panel enclosed bath with central wall mounted taps and hand held shower attachment, separate shower cubicles with over head and hand held outlets, contemporary vanity unit with surface mounted twin wash hand basins, wall hung W.C. with concealed cistern. Velux window.

PLANT ROOM AND STORAGE

Large storage space housing Daiken air conditioning unit (not in use) and Speakercraft home audio amplifier system. Door into further eaves storage.

REAR GARDEN

Large South facing patio area leads to generous lawn with mature shrub and tree boundaries. Backs onto farmland and Greenbelt.

FRONT GARDEN

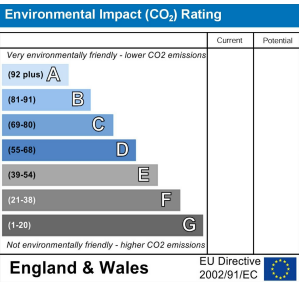
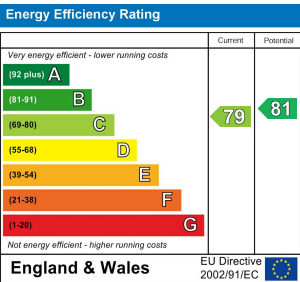
Gated entrance into driveway with parking for several cars.

DETACHED DOUBLE GARAGE

18'4" x 18'4" (5.60 x 5.60)
Housing pressurised water cylinder. Cupboard housing electricity distribution and meters.

COUNCIL TAX

Band H - £4,884.12 (2025/26)

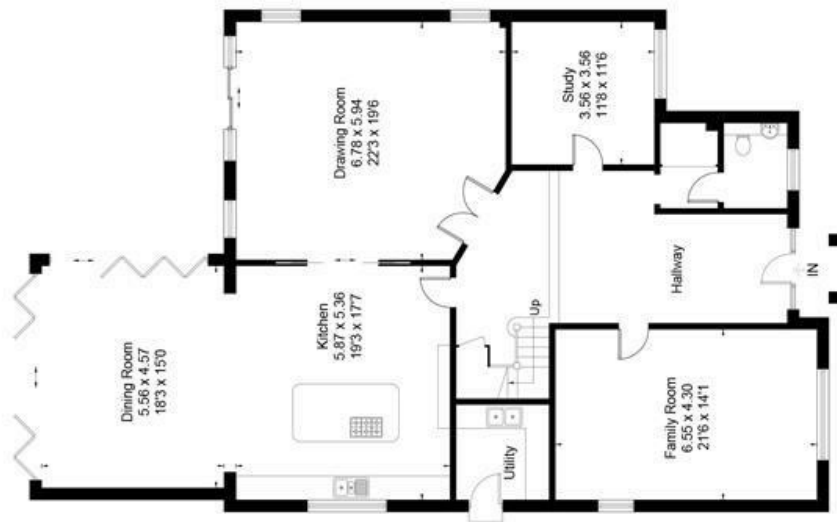




Approximate Floor Area = 391.3 sq m / 4212 sq ft
 Garage = 31.4 sq m / 338 sq ft
 Total = 422.7 sq m / 4550 sq ft



(Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor



Second Floor



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 #93632