



Harefield Leatherhead Road, Oxshott, KT22 0EX
Guide Price £1,650,000 Freehold

HOW TO GET THERE

From our office in Oxshott proceed towards Leatherhead passing The Bear public house on your right. Following the bend Harefield can be found a short way along on the left hand side and is the centre one of a development of three houses set back from the road.

SITUATION AND DESCRIPTION

Having undergone a comprehensive extension and refurbishment project by the previous owner this detached house remains in excellent condition. The landscaped gardens offer a large decking area ideal for entertaining, mature shrub boundaries with Summer House and direct access to the Princes Coverts.

The property boasts the following features: an intelligent lighting system, under-floor heating to the ground floor, rainwater harvested underground irrigation system, large open plan kitchen family room, vaulted master bedroom with stunning bathroom suite and separate dressing room. Viewing is highly recommended.

ENTRANCE PORCH

With overhead light

ENTRANCE HALL

15'9" x 12'5" (4.82m x 3.81)

Understairs storage

CLOAKROOM

Wall mounted vanity unit with contemporary sink, tiled splash-back and concealed wc

KITCHEN / BREAKFAST ROOM

38'4" x 16'11" (max) (11.7m x 5.17m (max))

Schmidt fitted kitchen, range of base and wall units with granite work surfaces, single sink with drainer, integrated bank of twin Neff ovens,

steamer and combination microwave / oven, integrated full size fridge and freezer, AEG induction hob with extractor above, integrated dishwasher and breakfast bar, open plan to family room

UTILITY ROOM

Range of base and wall units, stainless steel sink, integrated fridge, Space and plumbing for washing machine and tumble dryer, door to garage

FAMILY ROOM

Tiled floor, gas fire with feature stone fireplace, French doors to decking

LIVING ROOM

25'7" x 14'4" (7.82m x 4.39m)

Wood floor, stone fireplace with gas flame fire, doors to garden, bay window to front

DINING ROOM

13'6" x 12'9" (4.13m x 3.89m)

Wood floor, French doors to garden

FIRST FLOOR LANDING

Storage cupboard, access to loft

MASTER BEDROOM

25'7" x 16'11" (7.82m x 5.17m)

Triple aspect with vaulted ceiling, doors with Juliette balcony, walk in dressing room with built in hanging, open shelving and drawers.

ENSUITE BATHROOM

Under floor heating, walk in shower with rainmaker shower head and hand held shower, vanity unit with surface mounted wash hand basins, concealed cistern wc, bath, fully tiled, feature lighting and decorative display recesses

BEDROOM TWO

15'10" x 9'9" (4.84m x 2.99m)

Front aspect, built in wardrobes

ENSUITE BATHROOM

Fully tiled walk in shower cubicle, concealed cistern wc, wash hand basin set within vanity unit with storage under

BEDROOM THREE

13'4" x 9'6" (4.08m x 2.9m)

Rear aspect with built in wardrobes

BEDROOM FOUR

10'6" x 9'5" (3.21m x 2.89m)

Rear aspect with built in wardrobes

FAMILY SHOWER ROOM

Under floor heating, walk in, fully tiled shower cubicle, low level wc, wall mounted wash hand basin with shelves below, heated towel rail

HOME OFFICE / GYM

Recently converted to a Home office from a double garage with up and over remote controlled doors, power and light, Viessmann boiler. This could be re-converted to a double garage if you wish.

GARDEN

Raised composite decked area ideal for entertaining, mainly laid to lawn with mature shrubs and trees.

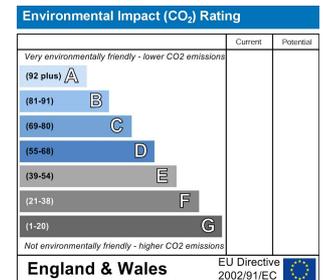
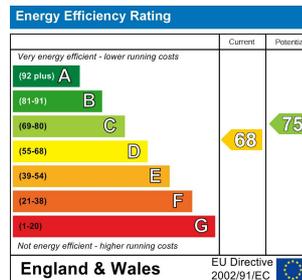
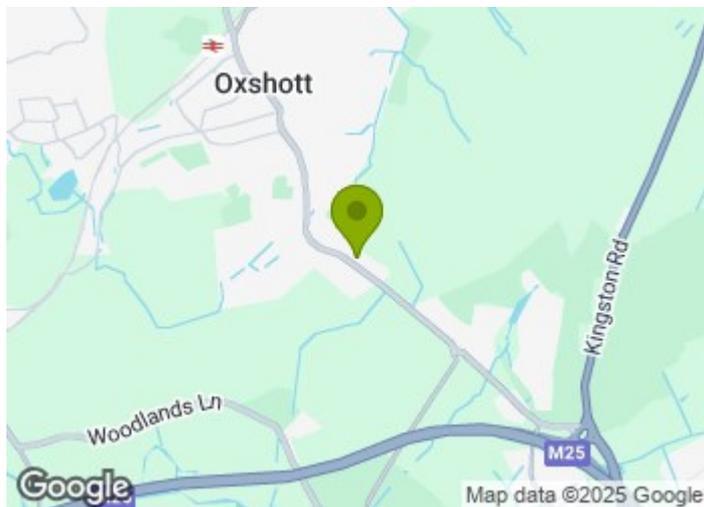
SUMMER HOUSE / OFFICE

19'4" x 15'3" (5.9m x 4.67m)

Tiled floor with power and light.

COUNCIL TAX

Band H - £4884.12





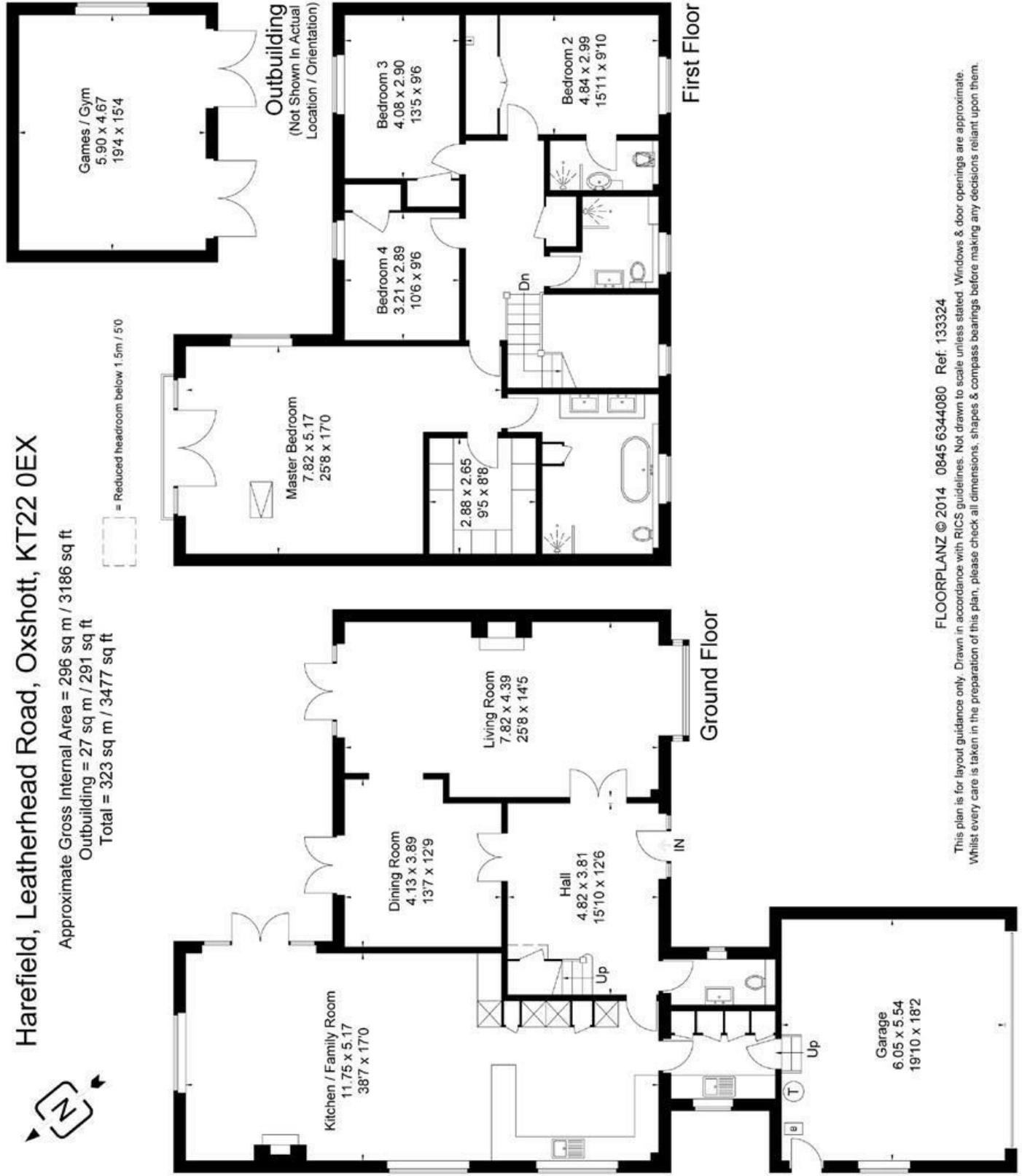
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Approximate Gross Internal Area = 296 sq m / 3186 sq ft

Outbuilding = 27 sq m / 291 sq ft

Total = 323 sq m / 3477 sq ft

 = Reduced headroom below 1.5m / 50



FLOORPLANZ © 2014 0845 6344080 Ref: 133324

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.