



Squirrels Leap, 13 Fernhill, Oxshott, KT22 0JH
Price Guide £1,500,000 Freehold

HOW TO GET THERE

From our office in Oxshott head towards Leatherhead and Fernhill is the third turning on the left.

ENTRANCE HALL

Spacious and light entrance hall with coats cupboard and door to boiler room. Door to:

KITCHEN/DINING ROOM

24'0" x 19'7" (7.34m x 5.97m)
Range of wall and base units with woodblock worktop over, integrated appliances including dishwasher and fridge/freezer, free standing range cooker with five burner gas hob and twin ovens, one and half bowl stainless steel sink with drainer. Peninsula with further storage and breakfast bar. Open to spacious dining room with full wall of windows and glazed doors to rear garden. Door to:

UTILITY ROOM

Range of wall and base units with worktop over, stainless steel sink with drainer. Space and plumbing for washing machine and tumble dryer. Door to rear garden.

LIVING ROOM

21'11" x 14'4" (6.69m x 4.38m)
Double doors from dining room and door from hallway. Rear aspect with feature fireplace. Doors to study and:

GAMES ROOM

26'8" x 23'8" (8.15m x 7.23m)
Rear aspect L-shaped room with double doors to rear garden. Secondary stairs to first floor.

STUDY

12'8" x 10'5" (3.87m x 3.18m)
Large and bright study space.

CLOAKROOM

Low level W.C and pedestal wash hand basin.

BOILER ROOM

Door from hallway leading down a few steps into boiler/storage area with internal access to garage.

STAIRS TO MEZZANINE

BEDROOM FOUR

13'1" x 8'1" (3.99m x 2.47m)
With westerly aspect and additional roof window,

BEDROOM FIVE

13'1" x 8'2" (3.99m x 2.49m)
With westerly aspect and additional roof window,

BATHROOM

Large shower cubicle, low level W.C with concealed cistern and vanity unit with surface mounted wash hand basin and storage.

STAIRS TO FIRST FLOOR

Landing with airing cupboard.

MASTER BEDROOM

25'11" 18'0" (7.92m 5.51m)
Vast space with dual aspect and numerous built-in wardrobes. Door to:

EN SUITE BATHROOM

Panel enclosed bath, separate large shower cubicle, low level W.C. and vanity unit with surface mounted wash hand basin and storage.

BEDROOM TWO

16'2" x 12'5" (4.95m x 3.81m)
Rear aspect with built-in wardrobe.

BEDROOM THREE

14'2" x 12'6" (4.34m x 3.82m)
Rear aspect with built-in wardrobe.

FAMILY BATHROOM

Panel enclosed bath with hand held shower attachment, low level W.C. with concealed cistern, bidet and vanity unit with surface mounted wash hand basin and storage.

REAR GARDEN

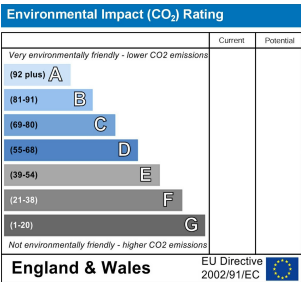
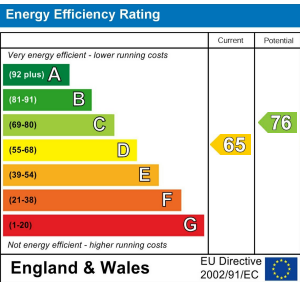
Large patio area, lawn with mature borders, garden shed and side access gate.

FRONT GARDEN

Driveway with parking for several cars, mature tree and shrub borders.

GARAGE

22'6" x 16'8" (6.87m x 5.10m)
Large garage with power, light and remote up and over door.







Approximate Floor Area = 328.4 sq m / 3535 sq ft (Including Garage)



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 #99552