

Boyce Thornton

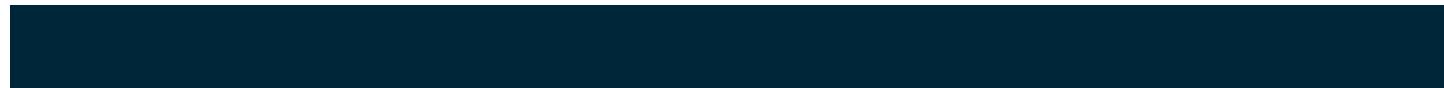
The local property experts

SALES, LETTINGS & PROPERTY MANAGEMENT

SPECIALISING IN OXSHOTT • COHAM • CLAYGATE



12 Clock House Mead, Oxshott, KT22 0RW
£2,995 Per Calendar Month



HOW TO GET THERE

From our office in Oxshott, head down Oakshade Road. Turn left at the junction onto Steels Lane and Clock House Mead is the third turning on the right.

SITUATION AND DESCRIPTION

12 Clock House Mead is an attractive character three bedroom semi detached house set in a quiet private road a short walk from Oxshott village, schools, railway station and Oxshott Heath. The property is offered with no onward chain and is well - presented. It provides spacious accommodation comprising three reception areas including an extended modern kitchen/dining room with under-floor heating, separate utility room and ground floor cloakroom. On the first floor the master bedroom is bright and spacious with a large bay window and range of fitted wardrobes, the family bathroom benefits from a bath and separate shower.

Outside the rear garden is mainly laid to lawn with a patio area and well established borders. Garden Cabin/Office insulated with power and light. To the front there is ample parking on the driveway, attractive front lawn and mature borders.

HALLWAY

Wood flooring, under-stairs storage. Double glass doors to:

LIVING ROOM

17'5" x 14'0" (5.31m x 4.27m)

Wood flooring, feature brick fireplace (not in

use) and large bay window with plantation shutters.

KITCHEN/BREAKFAST ROOM

17'3" x 12'2" (5.28m x 3.71m)

Wood flooring with under-floor heating, range of wall and base units with worktop over and stainless steel under-mounted sink with mixer tap. Range oven with seven gas rings, two ovens and grill, space for fridge/freezer. Central island with breakfast bar, opening to:

DINING ROOM

16'1" x 8'7" (4.92m x 2.63m)

Wood flooring, space for large table and sofa, contemporary roof lantern and bi-fold doors to garden. Door to:

FAMILY ROOM/OFFICE

20'9" x 8'7" (6.35m x 2.63m)

Wood flooring and contemporary strip lighting.

Door to:

UTILITY ROOM

Space and plumbing for Washing machine and tumble dryer.

CLOAKROOM

Low level W.C. and pedestal wash hand basin.

STAIRS TO FIRST FLOOR LANDING

Loft access with pull down ladder. Boarded for storage.

MASTER BEDROOM

17'4" x 14'0" (5.30m x 4.28m)

Range of built-in wardrobes, large bay window with roller blinds.

BEDROOM TWO

12'2" x 8'2" (3.72m x 2.49m)

Rear aspect

BEDROOM THREE

8'11" x 8'3" (2.73m x 2.53m)

Rear aspect. Built-in wardrobe and airing cupboard housing hot water tank.

FAMILY BATHROOM

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

SUMMER HOUSE/GYM

11'8" x 8'8" (3.58m x 2.66m)

Perfect home office space with power and light.

GARDEN

Laid mostly to lawn with patio area and mature borders. Garden shed.

FRONT GARDEN

Lawn with mature borders and driveway with parking for two cars and bike store.

COUNCIL TAX

Council Tax Band F - £3527.42

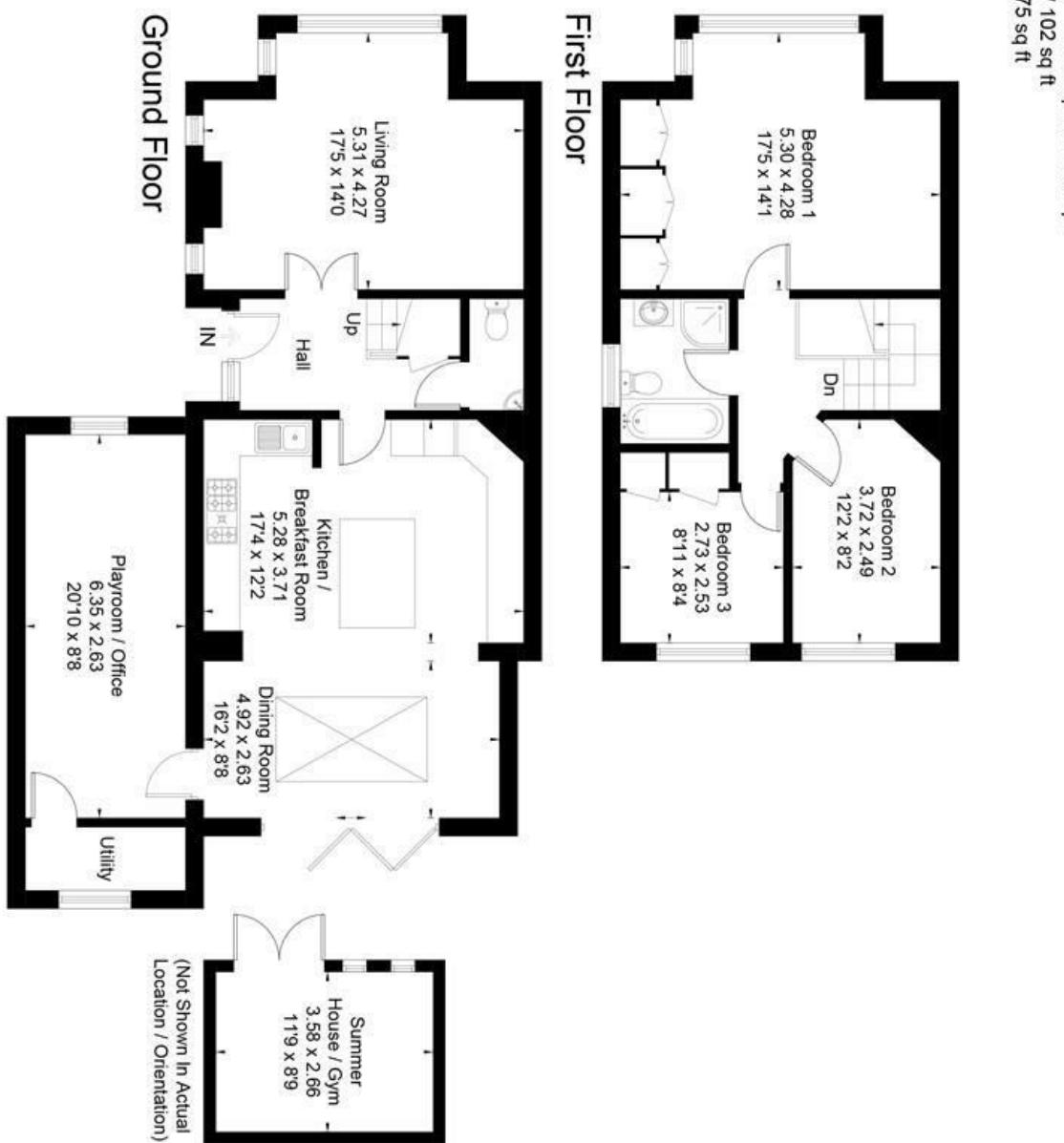


Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



Approximate Floor Area = 136.9 sq m / 1473 sq ft
Outbuilding = 9.5 sq m / 102 sq ft
Total = 136.9 sq m / 1575 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 #83829

