



Danes Way, Oxshott KT22 0LU

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## Danes Way Oxshott KT22 0LU

*A substantial and very attractive executive family home offering in excess of 5,500 sq. ft of contemporary accommodation. This bright and spacious property provides four reception areas and five double bedrooms with en-suites. Located on the highly sought after Danes Court Estate.*

Highly Sought After Danes Court Estate

Over 5,500 Sq. Ft

Private Gated Entrance

Outstanding Kitchen / Dining Room

Four Reception Rooms

Five Double Bedrooms with En-suites

2nd floor Ensuite Bedroom with Living Area

Garage with Store Room Above

Landscaped Terrace and Lawn

Close to Danes Hill School





The ground floor of this immaculate family home offers spacious and versatile living accommodation. There is an outstanding formal lounge with rear aspect windows and doors onto the terrace, a family room with feature exposed brick fireplace and fitted log burner and a snug; both accessed from the kitchen / dining room. There is also a separate formal dining room and a study. The hub of the house is the contemporary kitchen / dining room complete with underfloor heating, fully integrated appliances, central island and double doors leading to the terrace. The ground floor also benefits from a separate utility room and a WC / cloakroom.

An oak staircase leads to the galleried landing and four ensuite bedrooms including the master suite with dressing room and luxurious four piece bathroom. There is an office plus further walk in wardrobe and linen store on this level.





The top floor of this substantial home is a very versatile space comprising of a living area, a bedroom with walk in wardrobes / storage and a shower room. There is also access to a walk in store room that houses the pipework for the inbuilt air flow system.

The rear garden is landscaped with a beautiful sandstone terrace, capturing the morning and evening sun, and has steps up to a level lawn with mature trees and plants bordering the property. There is also a large useful shed with light and power and a children's playhouse.

To the front, electronic gates open to the driveway with parking for several vehicles. This executive home also provides a detached double garage with an internal staircase to a store room above with a front aspect window.



### Location

The property is located just 0.4 miles from Oxshott High Street with its variety of local shops, boutiques, coffee shops and restaurants.

### Schools

The house is located close to Danes Hill School and within easy reach of many other schools including Reeds School, ACS Cobham International School, Parkside, Feltonfleet and Notre Dame.

### Travel

Oxshott mainline station runs a direct service to London Waterloo in approx. 35 minutes. There is easy access to the A3 which links to Junction 10 of the M25, which is useful for connections to London Gatwick and Heathrow Airport.







# Danes Way, Oxshott, Leatherhead, KT22

Approximate Area = 4383 sq ft / 407.1 sq m (includes garage)

Limited Use Area(s) = 1234 sq ft / 114.6 sq m

Garages = 612 sq ft / 56.8 sq m

Outbuilding = 211 sq ft / 19.6 sq m

Total = 6440 sq ft / 598.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for V&H Homes. REF: 768964



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