



**Cadogan
Oxshott
KT22**







A stunning home built in 2008 to the highest specification. The property is fitted with state of the art systems, an indoor pool complex and set in a south facing plot of around 0.7 acres. There is air conditioning throughout the property from new.

Enter into the grand circular reception hall with beautiful spiral staircase. The reception rooms are well proportioned with double doors and allow flexible use of the space. The bespoke kitchen/ breakfast/ family room has been fitted with Gaggenau appliances including two wine fridges, coffee machine, double oven, steam oven, microwave, dishwasher, Subzero fridge freezer and underground spiral wine cellar able to store around 1,400 bottles.

The luxurious leisure facilities include a large indoor swimming pool complex with Jacuzzi, steam room and changing area.







The master bedroom incorporates an en suite bathroom, dressing room and leads through to a gym with large window overlooking the indoor pool. The gym can also be accessed via a rear staircase which also leads to a bedroom suite above the garage. The first floor also includes an additional three bedroom suites and stairs leading to the top floor which has an additional bedroom suite and large games room.

The beautifully maintained south facing garden extends to approximately 0.7 acres and feature a large paved terrace area. The gardens are surrounded by plants, shrubs, herbaceous borders and a wide range of trees and high hedges providing privacy and seclusion.

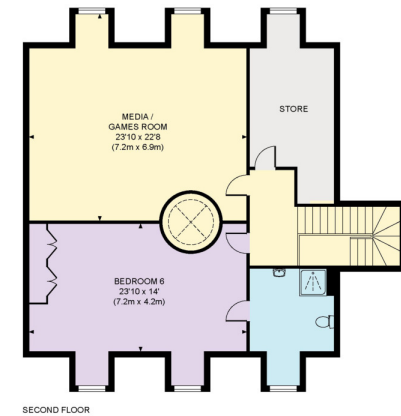
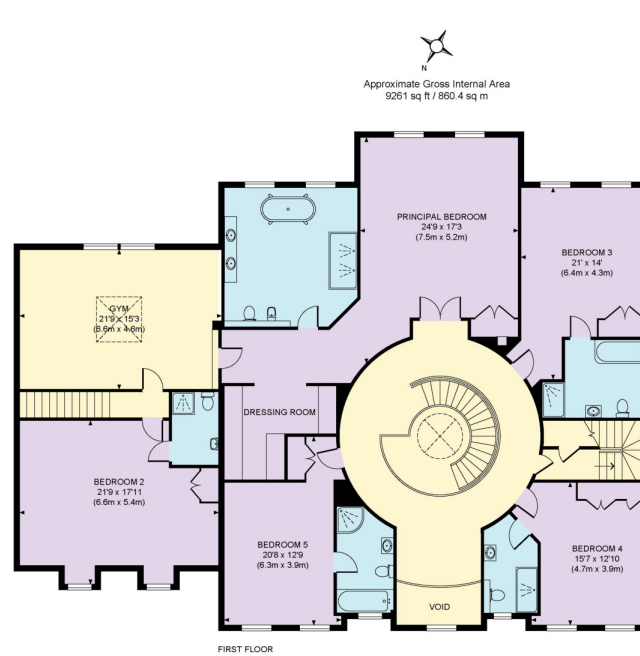
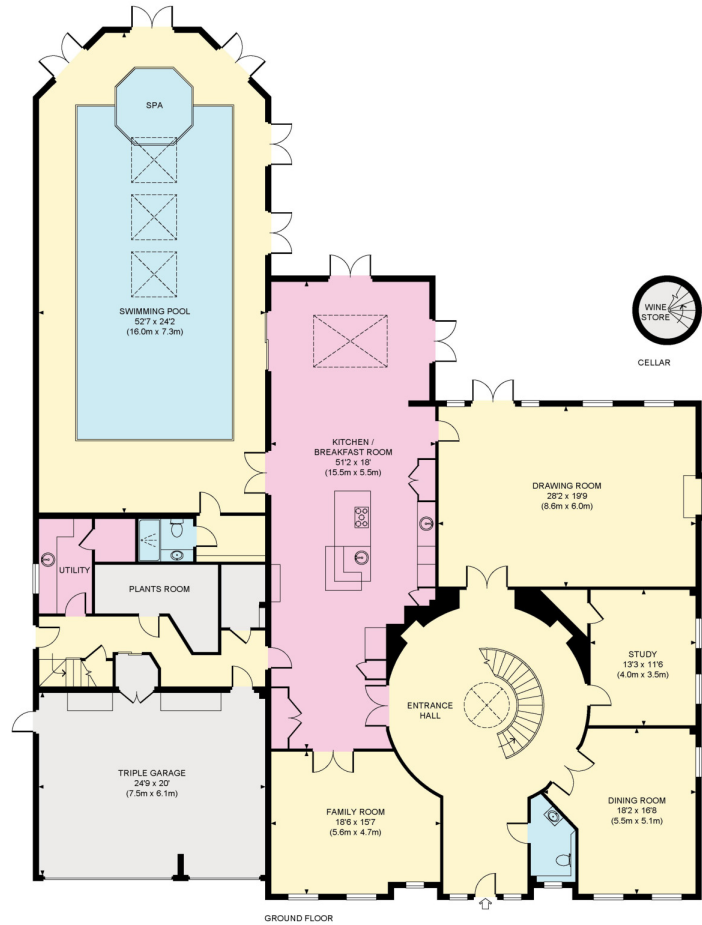
The front of the property is approached via electric gates onto a sweeping carriageway driveway leading to parking area and integral double garage. This home extends to about 9,261 sq ft.



Leys Road is a private road set in the heart of the Crown Estate, one of the most prestigious private estates in Surrey, with an excellent selection of schools nearby. Oxshott station is within walking distance and London Waterloo, 32 minutes by train. M25 (J9) - 2 miles, London Heathrow - 18 miles, London Gatwick - 22 miles (all distances and times are approximate.)







Approximate Gross Internal Area
9261 sq ft / 860.4 sq m

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2021. Photographs and videos dated April 2021.

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