



Wren's Hill, Oxshott, KT22

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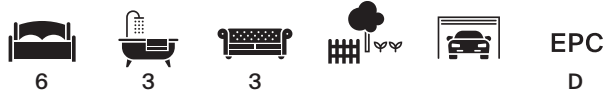


# Development plot in exclusive Oxshott location

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Located in a sought-after private road in Oxshott, within a short distance of Danes Hill School, this sale offers enormous potential to either extend and refurbish the original house or build a larger replacement in its stead, subject to Planning Permission.

The mature plot of around 0.97 acres currently comprises a driveway, the main house of just over 3300 sq feet, a separate double garage, garden and a swimming pool with small pool house - all in the vicinity of the house. At the rear of the plot there is a large open lawn area with a selection of shrubs and trees on the boundaries.



**Guide price:** £2,500,000

**Tenure:** Freehold

**Local authority:** Elmbridge

**Council tax band:** G

Close to Oxshott's High Street of boutique shops and delightful cafes, this plot is also conveniently located for access to Central London. The Oxshott mainline station provides rail services to London (Waterloo) with a journey time of around 35 minutes. The A3 and M25 are also within easy driving distance, as are Gatwick and Heathrow Airports.

Danes Hill School 0.3 miles, Oxshott High Steet 0.4 miles, Oxshott Station 1 mile, A3 1.6 miles, M25 J9 1.4 miles, Central London 20 miles, Heathrow Airport 20 miles, Gatwick Airport 21 miles . (All distances approximate).





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Knight Frank**

50 High Street  
Cobham  
KT11 3EF  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Charles Davenport**  
01932 591602  
[charles.davenport@knightfrank.com](mailto:charles.davenport@knightfrank.com)

**Nathaniel Bracegirdle**  
01932 591605  
[nathaniel.bracegirdle@knightfrank.com](mailto:nathaniel.bracegirdle@knightfrank.com)



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