



Wilton House, Oxshott, Surrey **KT22**





Six bedroom home for sale in Oxshott

Wilton House is situated in the private and exclusive Crown Estate, Oxshott, one of the premier private estates in North Surrey.

Summary of accommodation

Ground Floor

Entrance Hall, Sitting room, Drawing room, Dining room, Kitchen/
Breakfast room, Family room, Study, Utility room, WC

First Floor

Galleried landing, Principal bedroom suite with balcony and en suite
bathroom, Four further bedrooms (Three en suite), Media/Games room

Leisure Facilities

Indoor swimming pool with changing facilities and gymnasium, WC
Triple garage, Landscaped gardens and grounds

In all about 0.67 acres
Approximately 9,393 sq. ft.



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Location

The mainline rail station is within walking distance (Waterloo approximately 40 minutes). The A3 is nearby giving access to the M25, Heathrow and Gatwick airports. Esher and Cobham are a short driving distance with a range of shops, boutiques, international restaurants and recreational facilities.

EPC rating: C

Council tax band: H

Guide price: £5,500,000

Wilton house

Built by Royalton, the property is finished to a very high standard and has a range of features, including underfloor heating, a programmable sound system throughout and a sophisticated CCTV security system. The grand galleried reception hall leads to the principal reception rooms, all of which at the rear have French windows onto the entertaining terrace and gardens beyond, whilst the family room has superb full-height concertina doors. The large kitchen/breakfast room has a grand central island with a granite worktop. The ground floor also includes a leisure complex with an indoor pool, gym and changing room facilities.

The magnificent principal bedroom suite has twin dressing rooms, a secondary bedroom/sitting room, and French windows to a roof terrace overlooking the gardens. The first floor includes three additional bedroom suites and a large games room (alternative bedroom) with a bathroom above the garage and accessed via the principal bedroom suite or directly from a secondary staircase from the kitchen. The second floor has an additional bedroom suite with a separate study/storage room.







Gardens and Grounds

A feature of the property is the beautifully maintained and secluded south easterly facing gardens with established shrubs, herbaceous borders, rhododendrons and trees providing privacy and seclusion. The grounds of almost 0.7 acres also include a children's climbing frame/castle and an outdoor kitchen under a purpose-built gazebo.

The property is approached via electric gates on a brick paved driveway with ample parking and access to the integrated triple garage.





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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated . Photographs and videos dated .

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