



The Gables, Oxshott **KT22**

---





# A well-presented apartment with a sympathetic layout.

---

Situated within walking distance of the train station and Oxshott High Street. This apartment has a private south-facing fully decked balcony that can be accessed from the principal bedroom and sitting room, both of which are dual aspect. The kitchen and two further bedrooms complete the generous accommodation. The main bedroom has an en suite bathroom, and the family bathroom has a large bath and separate shower cubicle.

The property has a double garage in a nearby block with communal off street parking for residents.



**Tenure:** Share of freehold

**Local authority:** Elmbridge Borough Council

**Council tax band:** G





A MAN & HIS WATCH  
A MAN & HIS CAR  
TED WATER BORN  
BY O'NEILL  
PORSCHE





Oxshott Village High Street has a range of shops, cafes, and a gastropub, The Victoria. Located between Esher and Leatherhead and adjacent to Cobham, Oxshott boasts The Crown Estate, along with other private roads and estates.

Oxshott station has a direct train service from Guildford to London Waterloo and is just half a mile from the High Street. Oxshott Heath and Woods is a beautiful 200-acre area of woodland and heath which sits between Oxshott and Cobham.

Oxshott has three schools- Danes Hill, a leading co-educational, independent, preparatory school; Bevendean is Danes Hill's nursery and pre-prep school and The Royal Kent, a Church of England primary school.

There is easy access to the A3 from both sides of the village with links to Junction 9 or 10 of the M25, useful for connections to Gatwick and Heathrow Airports.











**First Floor**

**Approximate Gross Internal Floor Area 1152 sq. ft / 107.00 sq. m**

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 decisions reliant upon them.

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

**I would be delighted to tell you more**  
**Tom Knowlden**  
 01932 591610  
[tom.knowlden@knightfrank.com](mailto:tom.knowlden@knightfrank.com)



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.

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. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.