



LAVENDER GATE

Oxshott, KT22



A 5 BEDROOM SEMI-DETACHED FAMILY HOME IN OXSHOTT

Set within a secure gated development in the heart of Oxshott, Lavender Gate is one of the largest homes in this sought-after enclave, offering around 2,158 sq ft of beautifully balanced living space across three floors.



5 3 2 EPC



Local Authority: Elmbridge Borough Council

Council Tax band: F

Tenure: Freehold



DESCRIPTION

The elegant, bay-fronted living room leads through to a comfortable family room and a spacious open-plan kitchen/dining room with French doors opening on to the private garden.

Upstairs, generous bedrooms are arranged over two floors, including a superb principal suite with en suite shower room and ample fitted storage. Two further bathrooms and versatile additional bedrooms provide plenty of space for family, guests, or a home office.

The property also benefits from two allocated parking spaces plus visitor parking.











DESCRIPTION

As one of the largest houses in the development, this property presents excellent potential to reconfigure and upgrade, allowing new owners to tailor the space to their own style and needs.

For the commuter, transport links are excellent - a 37-minute train journey from Oxshott mainline station takes you to London Waterloo, whilst the A3 and M25 nearby give easy road access both to central London, the wider motorway network and to Heathrow Airport (about 18 miles) and Gatwick Airport (about 22 miles). Locally, there are 12 independent retail units on Oxshott High Street, 2 family-friendly pubs, a good Italian restaurant, a Church, a thriving scout and guide group and a convenient local medical practice.

A selection of shops and amenities are available in and around Oxshott, Cobham & Esher, with larger shopping centres at Kingston (about 7 miles) and Guildford (about 14 miles). The area has excellent sporting facilities, with several golf clubs and the Oxshott Village Sports Club. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking.

There is an impressive selection of schools in the area, including Danes Hill School, Royal Kent C of E School in Oxshott, Reed's School in Cobham, Claremont Fan Court in Esher, Rowan Preparatory School in Claygate and St John's in Leatherhead.

The computer generated images shown are for illustrative purposes only and not to be relied upon.



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Approximate Gross Internal Area = 180.5 sq m / 1943 sq ft
 Reduced Headroom = 20.0 sq m / 215 sq ft
 Total = 200.5 sq m / 2158 sq ft



Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1252160)

Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID767266)

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