



MONTEREY
PLACE

OXSHOTT





Monterey Place is an exceptionally designed development of just five luxury houses set among mature trees in the heart of the desirable Surrey village of Oxshott. Portchester Estates have a reputation for building exclusive homes in Surrey and Monterey Place is no exception. Four semi-detached and one detached house provide a limited opportunity to be a part of this unique development.

The centre piece of the house is the open plan Kitchen / Dining / Family room with bi folding doors out onto a beautifully landscaped patio garden. The ground floor also has a further living room with access to a terrace, providing exceptional views of the mature pine trees that reside around the front of the development allowing for a wonderful feeling of seclusion. Spread across four floors the accommodation also includes a fantastic master bedroom with separate dressing room, and a spectacular four piece en suite, three further double bedrooms each catered for by a private bathroom* and a basement with a media room, utility room, garage and car port.

° Plots 1 - 4 only



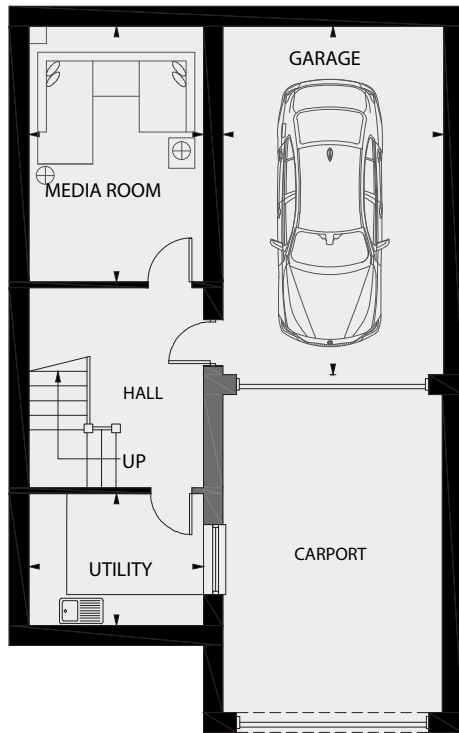
“Monterey Place provides the perfect combination of London Living in a picturesque village setting”





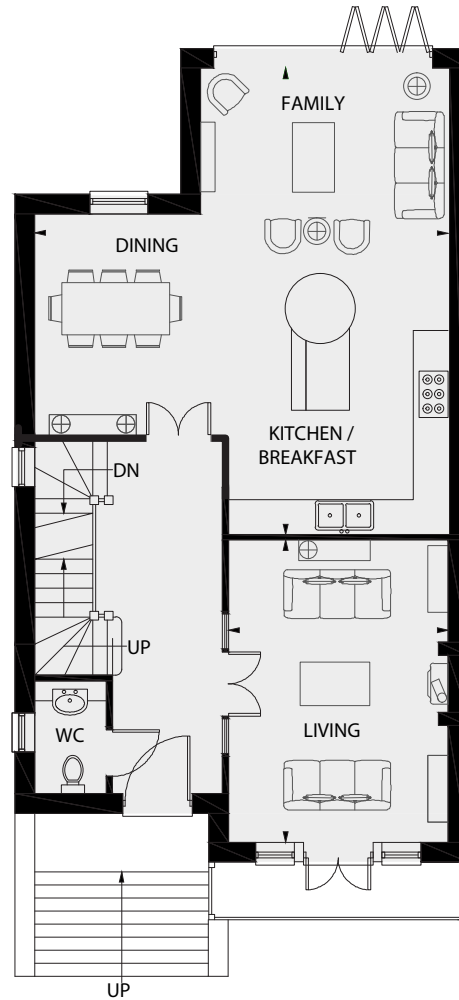


PLOT 1



Lower Ground Floor

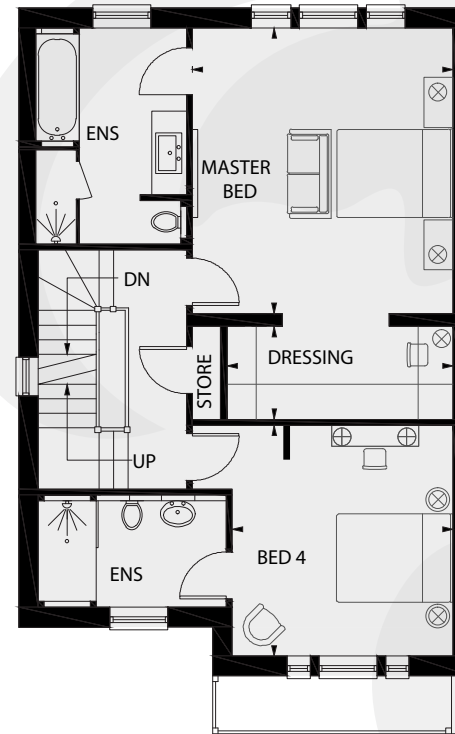
Garage - 6.0m (19'8") x 3.8 (12'6")
 Media Room - 4.4m (14'5") x 3.0m (9'10")
 Utility - 3.0m (9'10") x 2.2m (7'5")



Ground Floor

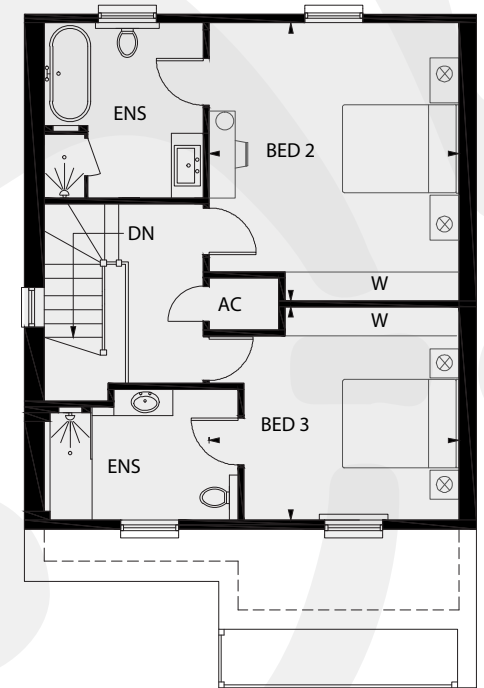
Living room - 5.2m (17'11") x 3.7m (12'5")
 Kitchen / Breakfast Room - 8.0m (26'0") x 7.1m (23'4")

Approximate Gross Internal Area
 277 sq m / 2981 sq ft
 (Including Garage)



First Floor

Master Bedroom - 4.9m (26'1") x 4.5m (14'9")
 Dressing Room - 4.5m (14'9") x 1.6m (5'3")
 Bedroom 4 - 3.9m (13'0") x 3.8m (12'6")

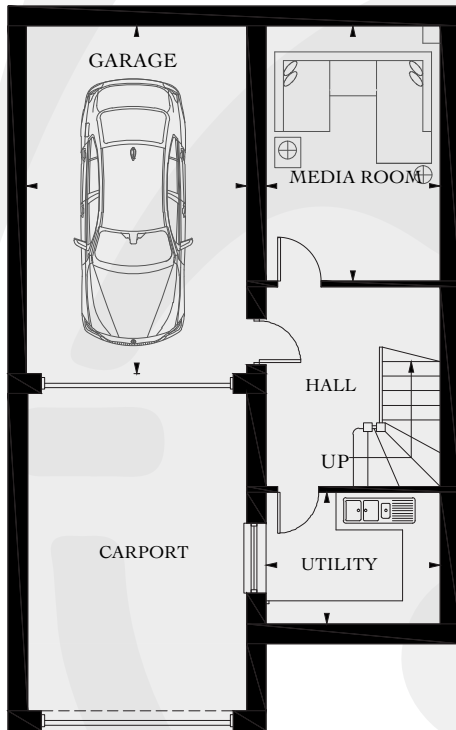


Second Floor

Bedroom 2 - 4.0m (15'9") x 4.3m (14'3")
 Bedroom 3 - 3.6m (12'0") x 3.5m (11'6")

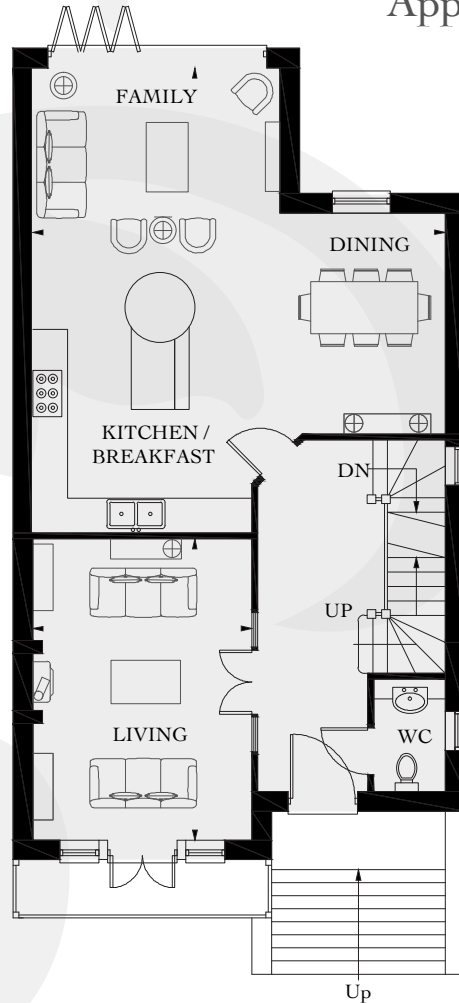
PLOTS 2 & 4

Approximate Gross Internal Area
277 sq m / 2981 sq ft
(Including Garage)



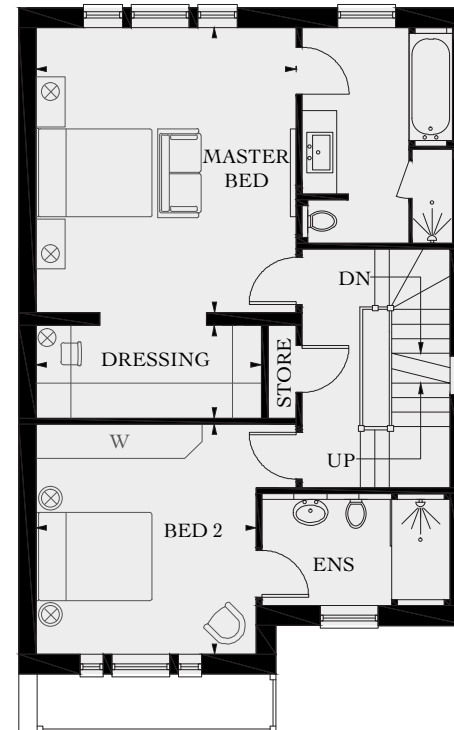
Lower Ground Floor

Garage - 6.0m (19'8") x 3.8 (12'6")
Media Room - 4.4m (14'5") x 3.0m (9'10")
Utility - 3.0m (9'10") x 2.2m (7'5")



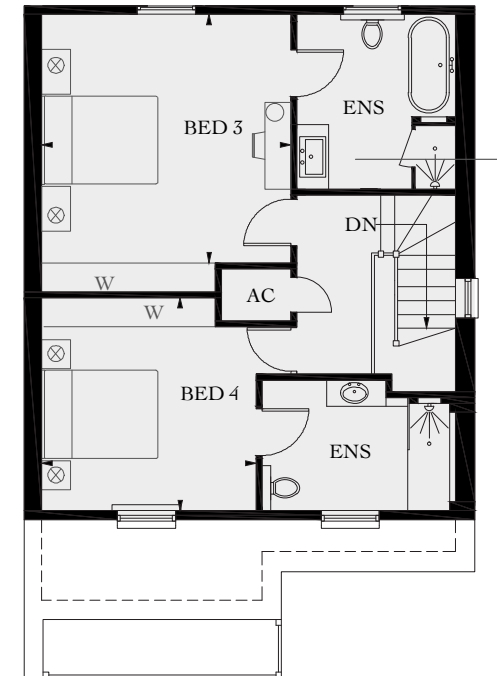
Ground Floor

Living room - 5.2m (17'11") x 3.7m (12'5")
Kitchen / Breakfast Room - 8.0m (26'0") x 7.1m (23'4")



First Floor

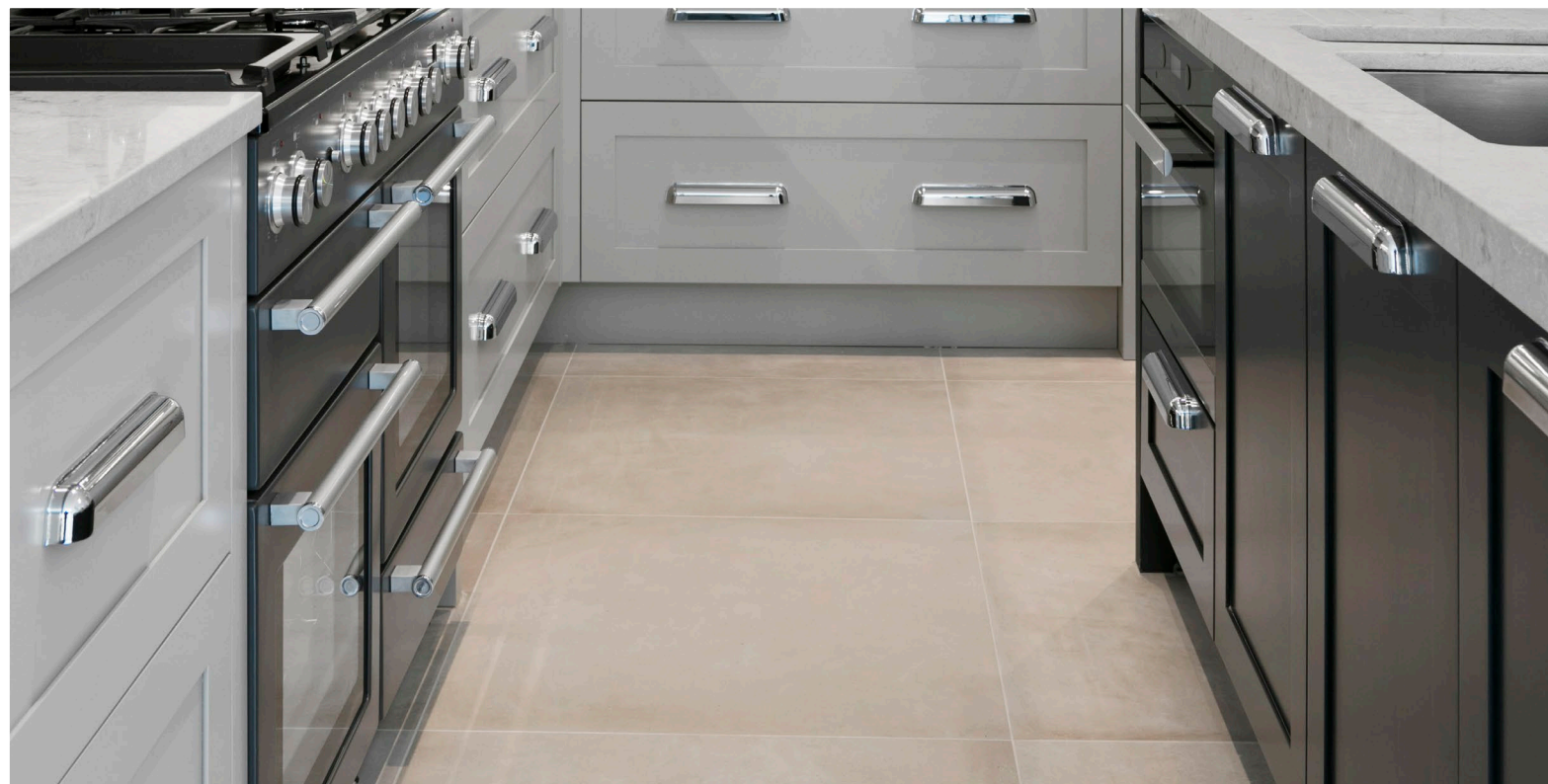
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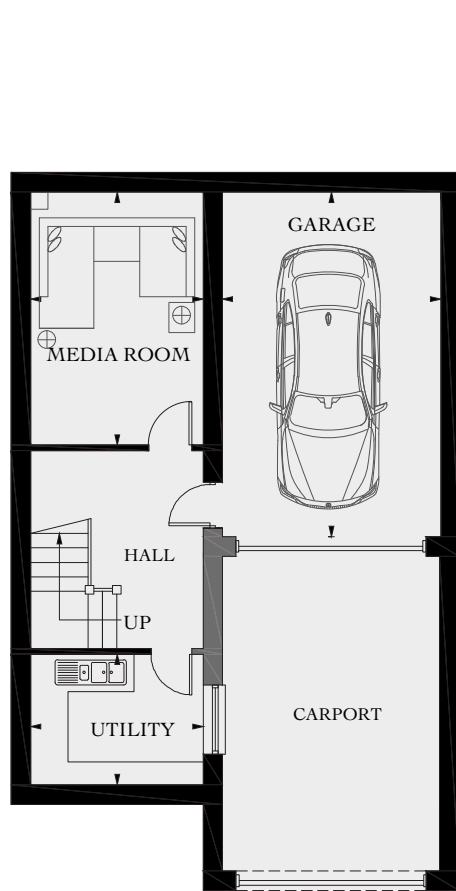
Second Floor

Bedroom 2 - 4.0m (15'9") x 4.3m (14'3")
Bedroom 3 - 3.6m (12'0") x 3.5m (11'6")



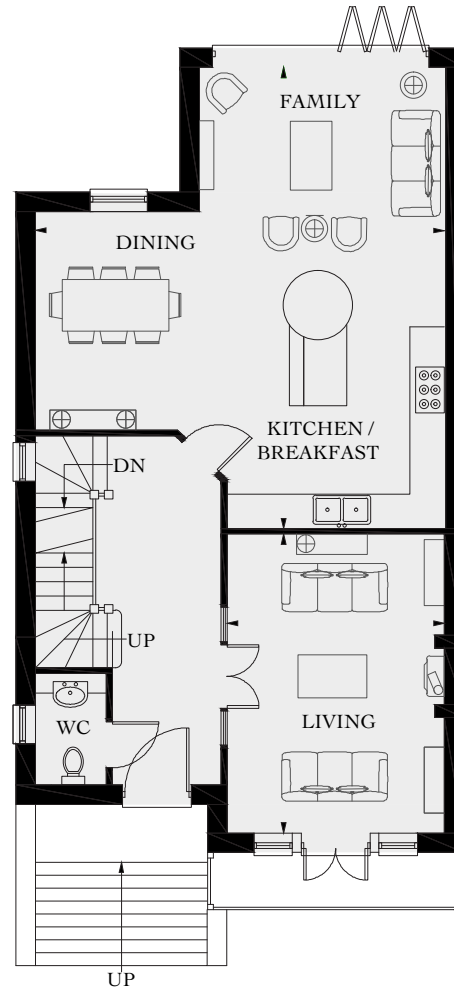


PLOT 3



Lower Ground Floor

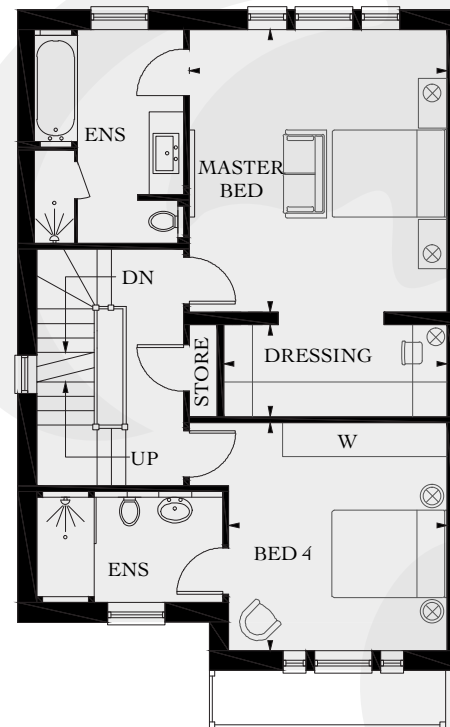
Garage - 6.0m (19'8") x 3.8 (12'6")
 Media Room - 4.4m (14'5") x 3.0m (9'10")
 Utility - 3.0m (9'10") x 2.2m (7'5")



Ground Floor

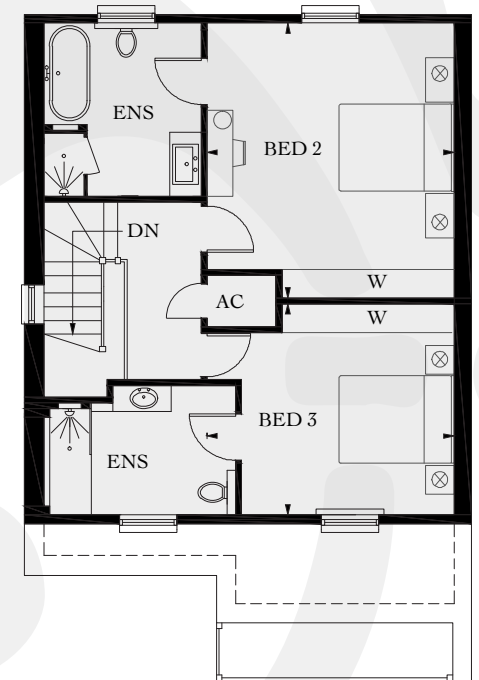
Living room - 5.2m (17'11") x 3.7m (12'5")
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Approximate Gross Internal Area
 277 sq m / 2981 sq ft
 (Including Garage)



First Floor

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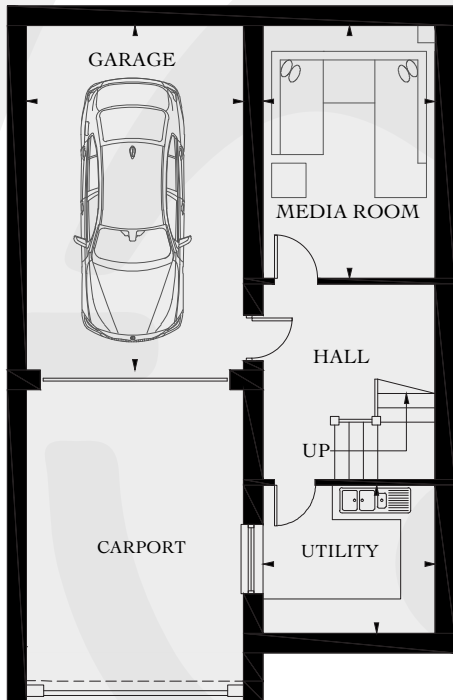


Second Floor

Bedroom 2 - 4.0m (15'9") x 4.3m (14'3")
 Bedroom 3 - 3.6m (12'0") x 3.5m (11'6")

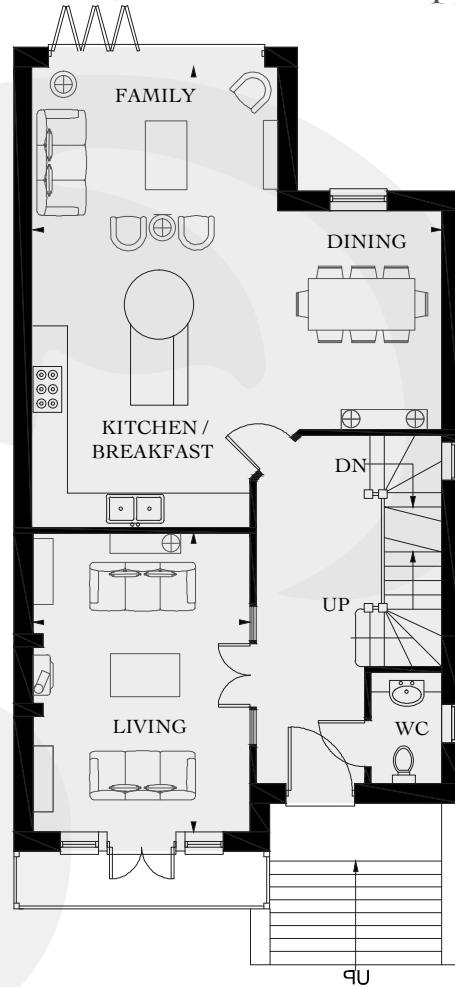
PLOT 5

Approximate Gross Internal Area
288 sq m / 3100 sq ft
(Including Garage)



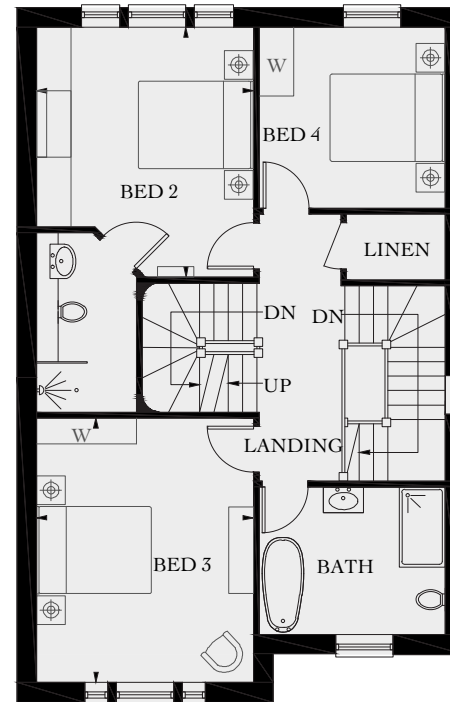
Lower Ground Floor

Garage - 6.0m (19'8") x 3.8 (12'6")
Media Room - 4.4m (14'5") x 3.0m (9'10")
Utility - 3.0m (9'10") x 2.5m (8'6")



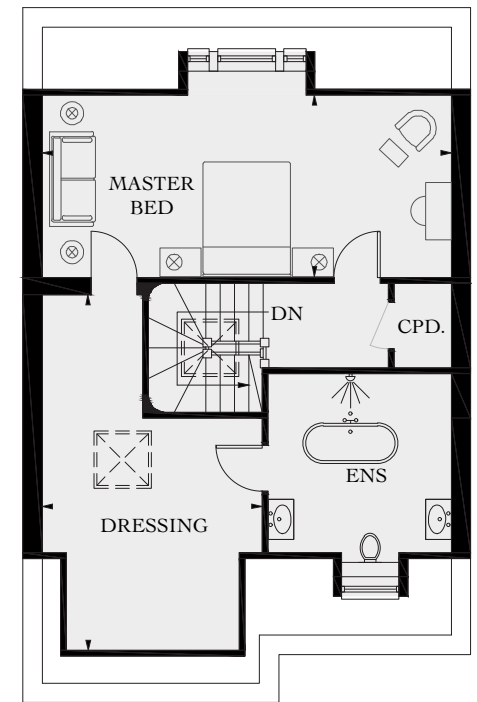
Ground Floor

Living room - 5.4m (17'11") x 3.8m (12'6")
Kitchen / Breakfast Room - 8.3m (27'5") x 7.1m (23'4")



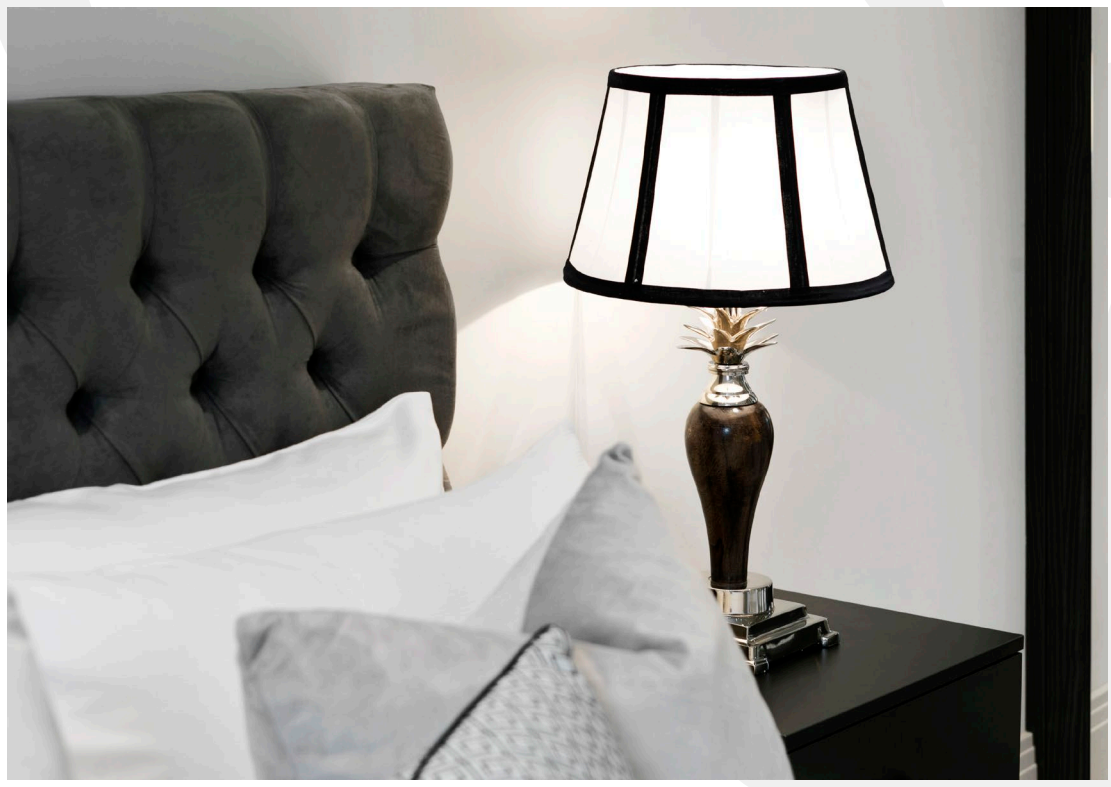
First Floor

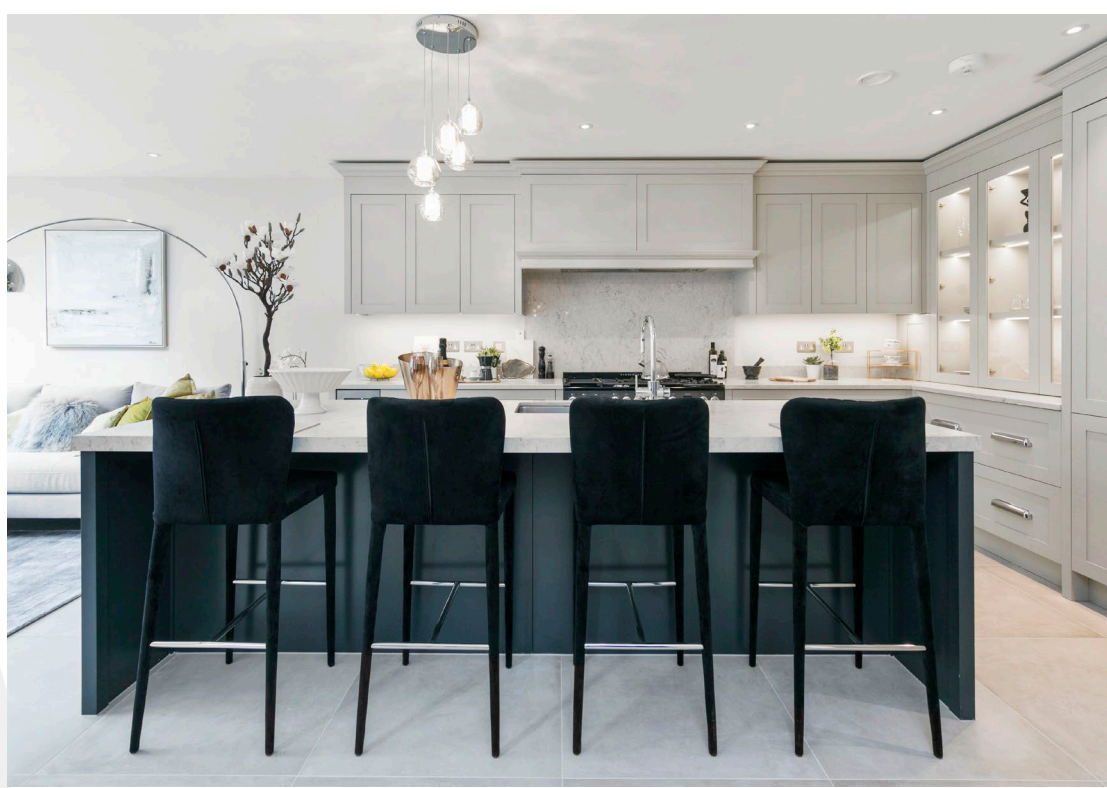
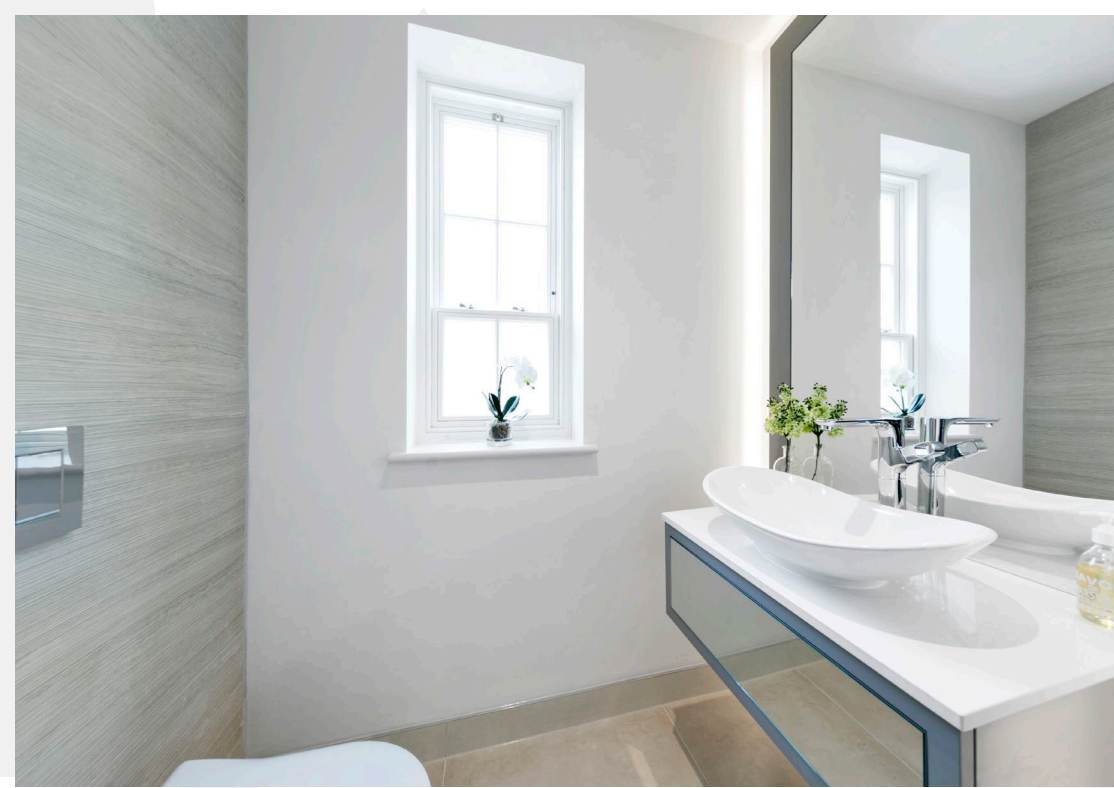
Master Bedroom - 7.1m (23'5") x 3.7m (10'5")
Dressing Room - 6.2m (20'4") x 3.8m (12'7")



Second Floor

Bedroom 2 - 4.3m (14'3") x 3.7m (12'5")
Bedroom 3 - 4.6m (15'2") x 3.7m (12'5")
Bedroom 4 - 3.2m (10'8") x 3.1m (10'4")













Kitchen / Dining / Family

- Open plan living space
- Integrated Siemens appliances including; Fridge/Freezer, Dishwasher and slimline Caple wine cooler
- Nexus Rangemaster
- Stone work surface and upstand
- 1 and ½ Bowl Stainless Steel Drainer with Mixer Taps
- LED & mood Lighting
- Breakfast island
- Kitchen units with soft close
- Tiled & wooden panel flooring
- Bi fold doors to patio garden
- TV & Satellite points

Bathroom / En suite

- Villeroy and Boch Sanitary Ware
- Porcelain Tiles
- Thermostatically controlled shower with oversized showerheads
- Heated Towel Rail
- Shaver point
- LED Downlighters
- LED feature lighting in recessed mirror

Bedrooms

- Master bedroom with separate bespoke dressing room & ensuite bathroom
- Built in wardrobes to bedrooms 3 & 4
- Carpeted
- TV & Satellite points



Living Room

- Feature fireplace
- Double doors leading to decked balcony
- TV & Satellite points

Internal

- Media room
- Utility room
- Satin Chrome Sockets & Switch plates
- Underfloor heating through out
- Security alarm system
- Garage & car port
- Floating timber staircase with balustrade
- Ground floor cloakroom with W/C

External

- Landscaped patio gardens
- Mature Pine Trees
- Garage & Car port





Oakshade road is located just off of the high street in the highly desirable village of Oxshott. With picturesque houses and a small number independent shops, it is arguably one of the most sought after villages in Surrey. Historically the village is served by two pubs, The Victoria and The Bear, The Victoria has recently been refurbished by the award winning Marco Pierre White. The Sports Club also provides a host of activities for residents to enjoy.

For additional amenities the popular village of Cobham lies a short drive away and provides an ideal shopping experience with a host of local and national shops and restaurants. There is an excellent choice of schools including the Royal Kent Primary School, Danes Hill School and Reed's School.

Oxshott station is well served with a direct train to London Waterloo taking just under 40 minutes. It also provides great access to both the A3 and M25.

Oxshott Heath is an area is of approximately 200 acres, bounded by the railway line to the south, Browns' corner to the west and extending just east of Warren Lane and north of Sandy Lane. Designated an area of special scientific interest it supports both coniferous and deciduous trees. A popular spot, it plays host to a number of well-known landmarks, including "The Sandpit" and war memorial erected at the top of the south slope by Sir Robery McAlpine. It affords one of the best views in Surrey on a clear day.

"Some 200 years ago Oxshott was a small clearing in the woods, with people living in huts, fabricated from timber and straw, with brushwood on the roof and earthen floors"



HOW TO FIND US

Monterey Place is located on:

Oakshade Road, Oxshott, KT22 0JU

Directions

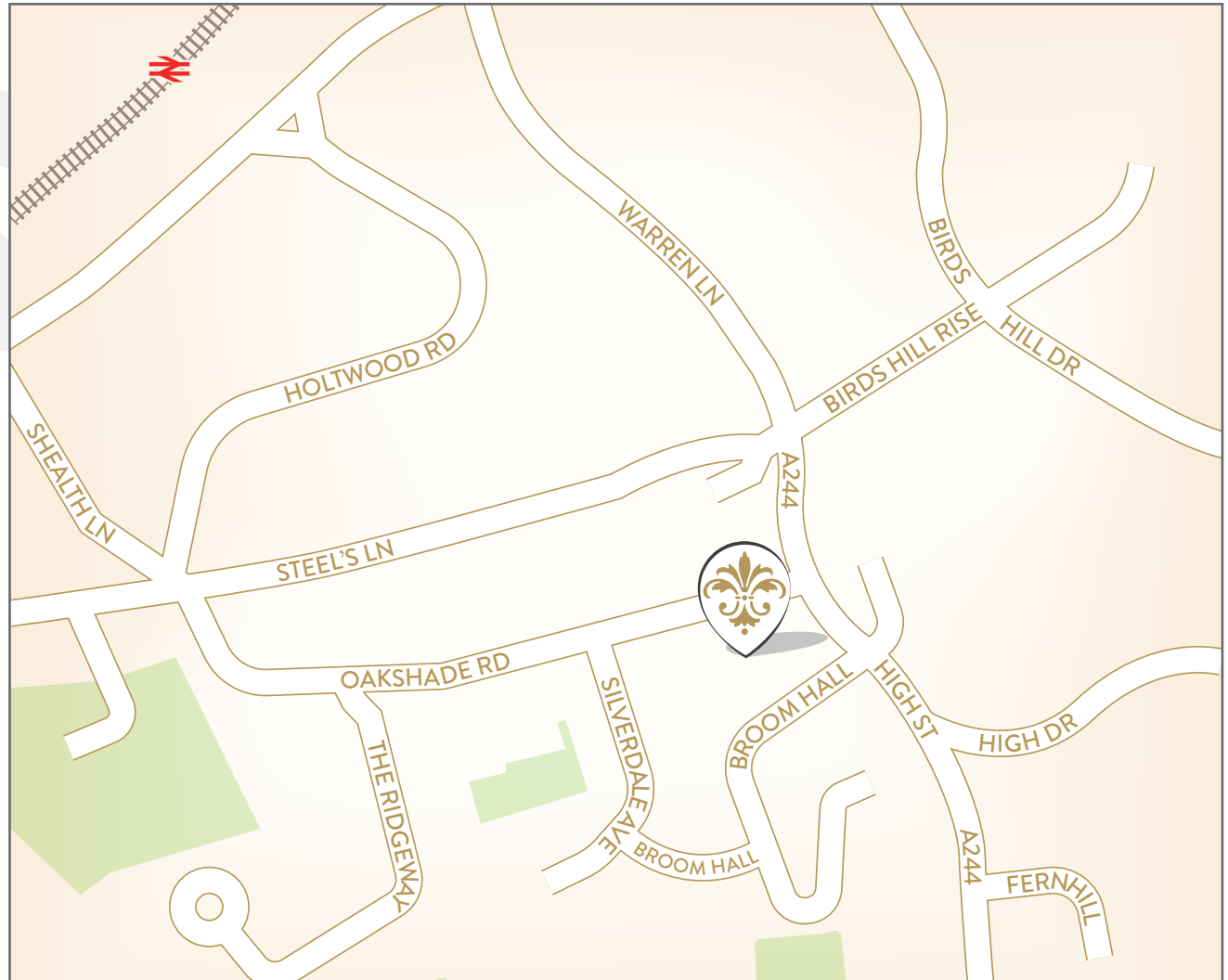
Heading away from London on the A3, get off at the Esher / Leatherhead junction, at the roundabout take the first exit towards Leatherhead and continue down the A244 for approximately 1 mile until the main high street in Oxshott. Turn right, opposite The Victoria Pub onto Oakshade road and Monterey Place is approximately 100 meters down on the left.



PORTCHESTER
ESTATES

01932 503234

sales@portchesterestates.com





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