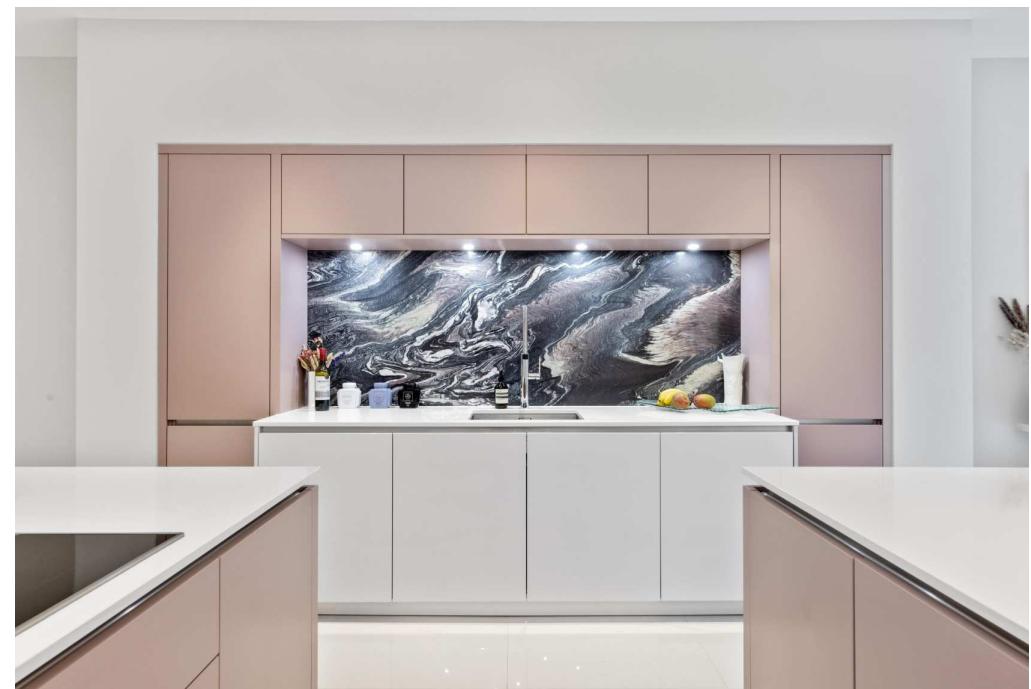


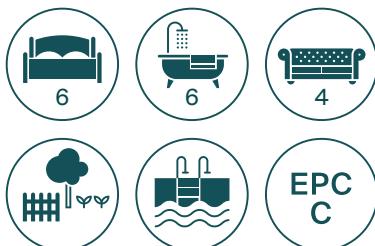


Copsem Lane,
Oxshott









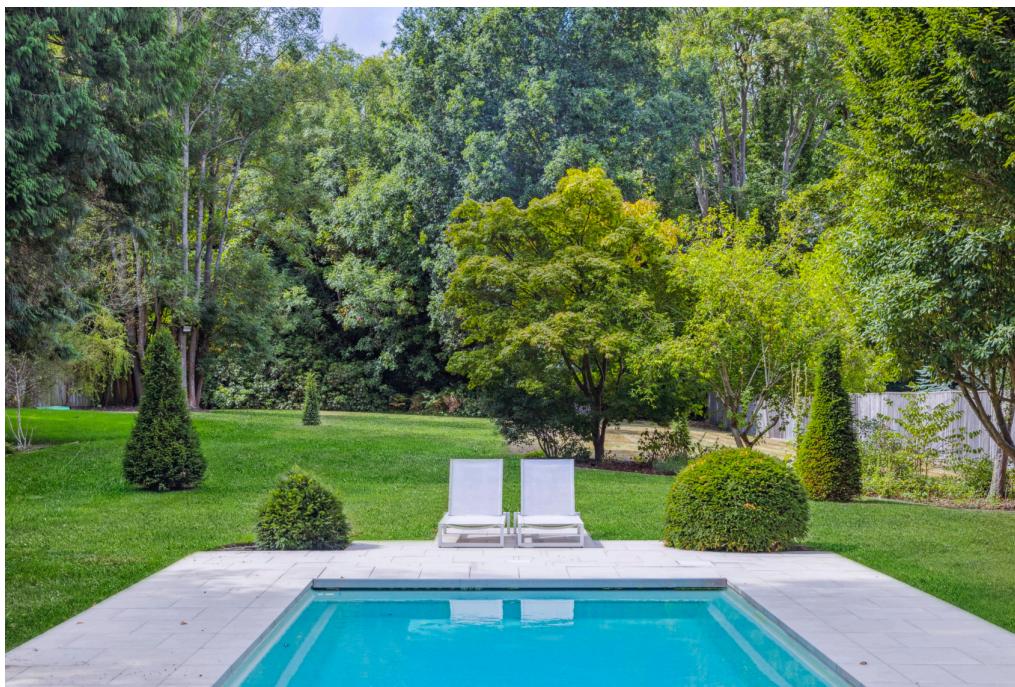
Set in mature grounds and with an additional acre of woodland under shared ownership with the neighbouring property, the setting and land is very unique and having been meticulously looked after and upgraded by the current owners, the property wows at every level.

Copsem House has been well planned for entertaining and family living. The house is set back from the road and approached by electric gates. Set in an elevated position, the property has a spacious entrance hall with sweeping stone and glass staircase, four generous reception rooms and a large modern kitchen/breakfast and family room.

On the first floor there are five bedroom suites with the master being quite spectacular having a sumptuous bathroom and dressing room. There is a separate staircase leading to the top floor which has planning and although it is used as a huge storage room there have been designs drawn up showing two additional en suite bedrooms, a store room and a spa/wet area.



Outside the triple detached garage has partly been converted into a gym and a separate one bedroom apartment with living room, kitchenette and bathroom.





For the commuter, transport links are excellent - a 32 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).

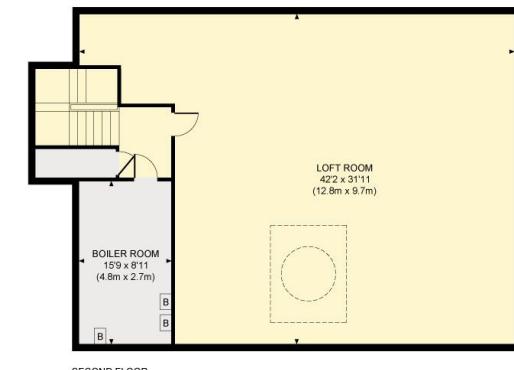
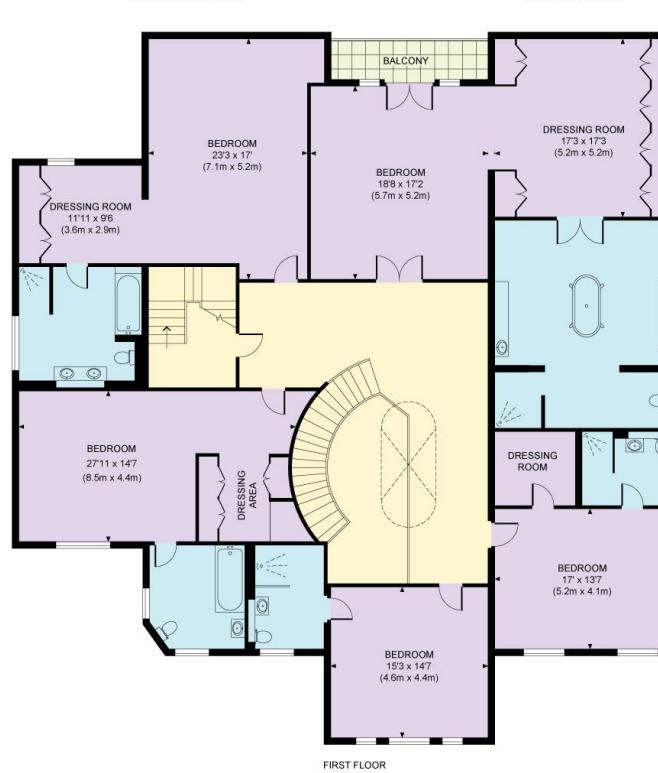
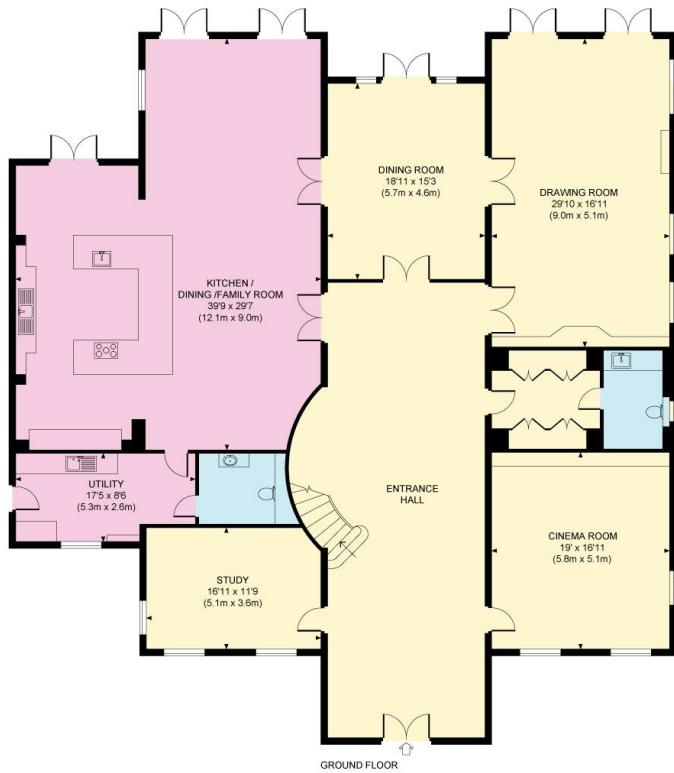
A selection of shops and amenities are available locally in and around Oxshott, Cobham & Esher, with larger shopping centres at Kingston (about 7 miles) and Guildford (about 14 miles). There are excellent sporting facilities in the area, with several golf clubs as well as the Oxshott Village Sports Club. The Beaverbrook Country Club is also nearby.

In the wider area, racing is available at Ascot, Windsor, Kempton Park and Sandown. 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 in Oxshott and Reed's School in Cobham, Claremont Fan Court in Esher, Rowan Preparatory School in Claygate and St John's in Leatherhead.





Approximate Gross Internal Area
8280 sq ft / 769.2 sq m
Approximate Gross Internal Area Outbuildings
803 sq ft / 74.6 sq m



Knight Frank
Cobham
50 High Street
Cobham
Surrey KT11 3EF
knightfrank.co.uk

I would be delighted to tell you more.

Nathaniel Bracegirdle
01932 591605
nathaniel.bracegirdle@knightfrank.com



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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.

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Particulars dated September 2021. Photographs and videos dated September 2021.

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