



RONMAR  
Oxshott, Surrey

# A STUNNING DEVELOPMENT OF FOUR EXQUISITE FOUR-BEDROOM HOMES

Each thoughtfully designed to blend modern luxury with practical living.  
Every home benefits from a private garden and patio area, with a feature  
outdoor kitchen perfect for entertaining and relaxation.



4      4      2

**Distances:** Leatherhead (2.4 miles), Esher (3.5 miles)  
Cobham (3.7 miles), Epsom (6.1 miles), Central London (19.7 miles)  
(All distances are approximate)

## DESCRIPTION

Step inside the ground floor of these luxury homes to welcoming living rooms, followed by open-plan kitchens and living areas. Their bespoke Krieder kitchens have been handcrafted to perfection, featuring elegant Quartz Calacatta work surfaces, premium Siemens appliances, and Quooker boiling water taps adding instant convenience. Stylish roof lights and French-style Crittall patio doors lead out to the rear gardens, bathing these spaces in natural light, creating a seamless indoor-outdoor flow.

Upstairs, the first floors offer two spacious bedrooms, both with en suite bathrooms, and convenient laundry rooms with bespoke joinery, shelving and plumbing for appliances.

On the second floors, two further bedrooms boast their own en suite bathrooms, alongside additional storage spaces. All bathrooms feature large-format porcelain tiles, wall-hung sanitaryware, and premium vanity units with walnut veneer and stone tops in the principal en suite.

The interiors of these exquisite homes exude sophistication, featuring velvety carpets, bespoke solid oak internal doors, a timber staircase with a French-polished oak handrail, elegant metal spindle detailing, and striking feature wood panelling, complemented by a coffered ceiling with LED uplighting. Decorative cornicing and tall ceilings enhance the sense of space and light throughout. Comfort and technology are at the forefront, with wet underfloor heating on all floors, USB/USB-C charging points, cabling for home networking, LED recessed lighting, and wiring for intruder alarm systems.



Externally, these homes are framed by timber double-glazed windows and porch and parking bollard lights, plus outdoor kitchen areas with Indian Sandstone paved patios, freestanding gas BBQs and metal louvered roof pergola. Landscaped gardens vary by plot, with turfed and artificial grass options, complemented by feature planting for a beautifully maintained outdoor space.

Ronmar offers the perfect balance of elegance, comfort and functionality – ideal for modern family living.

## LOCATION

Oxshott village offers a peaceful setting with easy access to Oxshott Heath, a vast expanse of heathland and woodland ideal for outdoor activities. The village High Street features local shops, cafés, and two pubs, while neighbouring towns such as Esher, Cobham, Leatherhead, Kingston, and Guildford provide a wider range of shopping and leisure options.

Transport links are excellent, with Oxshott station nearby (1.2 miles), offering regular direct services to London Waterloo. The A3 and Junction 9 of the M25 provide convenient access to Central London as well as Gatwick and Heathrow airports.

The area is home to a variety of highly regarded schools, including ACS International School, Danes Hill, Reeds School, and St John's in Leatherhead.



# SPECIFICATION

## Kitchen & Appliances

- Bespoke Krieder kitchens – handcrafted and designed to perfection
- Quartz Calacatta work surfaces – elegant and hard-wearing
- Siemens appliances:
  - Single oven
  - Microwave combination oven
  - Full-height integrated column fridge & freezer
  - Integrated dishwasher
  - Siemens induction hob
  - Caple full-height wine cooler – in-column design
  - Quooker boiling water tap – instant hot water convenience

## Flooring & Interior Finishes

- LVT parquet, oak effect flooring (excluding living room)
- Abingdon Stainfree carpets to living room, stairs, landing & all bedrooms
- Solid oak internal doors – bespoke oversized doors to ground floor
- Timber staircase with ground floor oak tread and oak handrail
- Crittall-style internal doors to living room
- Feature wood panelling to living room
- Coffered ceiling with LED uplighting to living room
- LED uplighting trough to rooflight in rear living area
- Decorative plaster cornicing throughout the ground floor
- Tall ceilings – enhancing light and space throughout

## Heating, Electrical & Technology

- Wet underfloor heating to all floors including bathrooms
- Electric towel radiators in bathrooms
- USB / USB-C charging sockets throughout
- CAT 5 cabling for home networking
- LED lighting: recessed downlights & pendants (no internal wall lights)
- Wired for intruder alarm system

## Bathrooms & Sanitaryware

- Large-format porcelain floor & wall tiles
- Wall-hung vitreous china sanitaryware with concealed cisterns
- Vanity units include:
  - Aquaroc walnut veneer with stone tops to cloakroom & principal ensuite
  - Saneux wall-hung vanity and basin to secondary ensuites

## Laundry Room

- First-floor laundry with bespoke joinery, shelving & worktop
- Plumbing and space for washing machine and tumble dryer (appliances not included)

## Windows & Doors

- Timber double-glazed windows
- Crittall style patio doors to rear living space

## Bedrooms & Storage

- Custom fitted wardrobes to Bedrooms 1 & 2 in Plot 1 (Show Home only)

## Outdoor Features

- Rear wall-mounted lights
- Entrance porch light and bollard lighting to parking area
- Outdoor garden tap (rear only)
- Outdoor kitchen area includes:
  - Indian Sandstone paved patio
  - Freestanding gas BBQ
  - Metal louvered roof pergola

## Landscaping & Garden Sizes

- Landscaping:
  - Turfed lawns to Plots 1 & 4
  - Artificial turf to Plots 2 & 3
  - Feature planting to garden beds adjacent to the home, rear patio, and outdoor kitchen

# PROPERTY INFORMATION

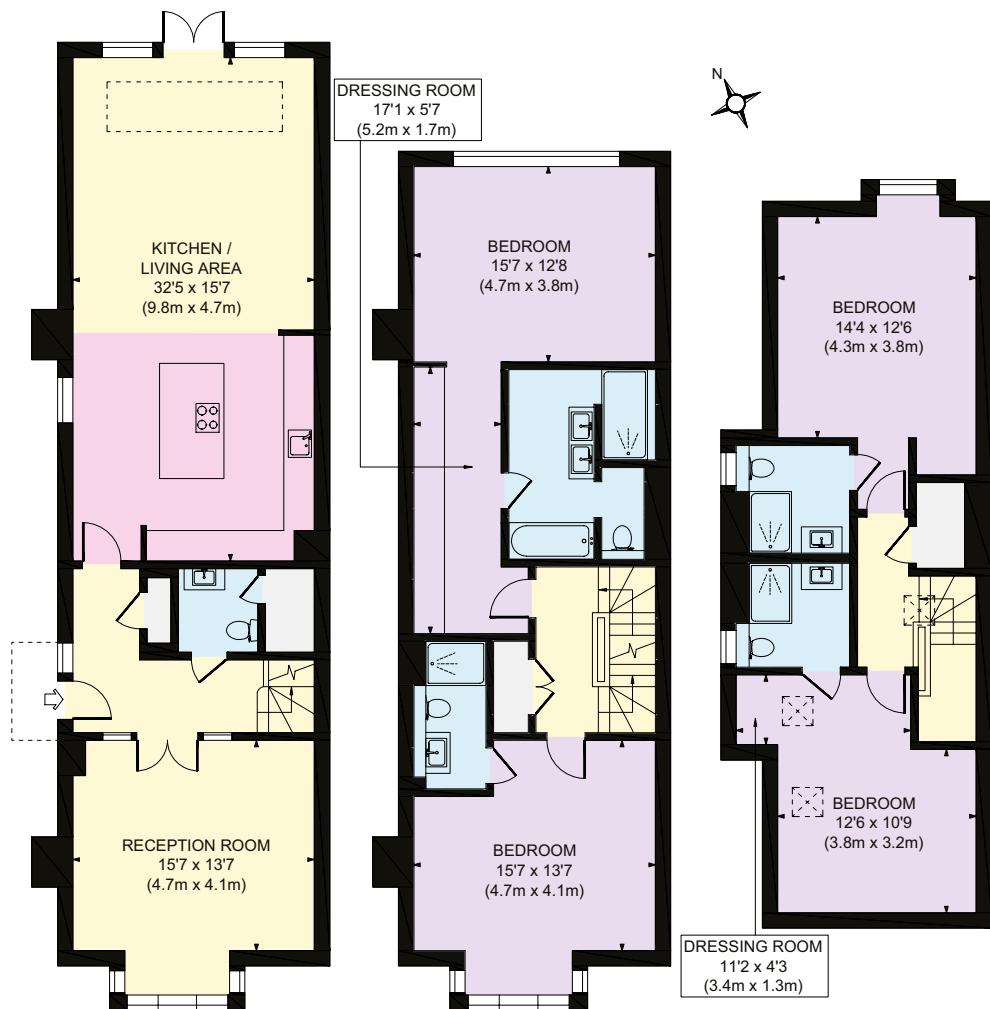
**Tenure:** Freehold

**Council tax:** Band not available

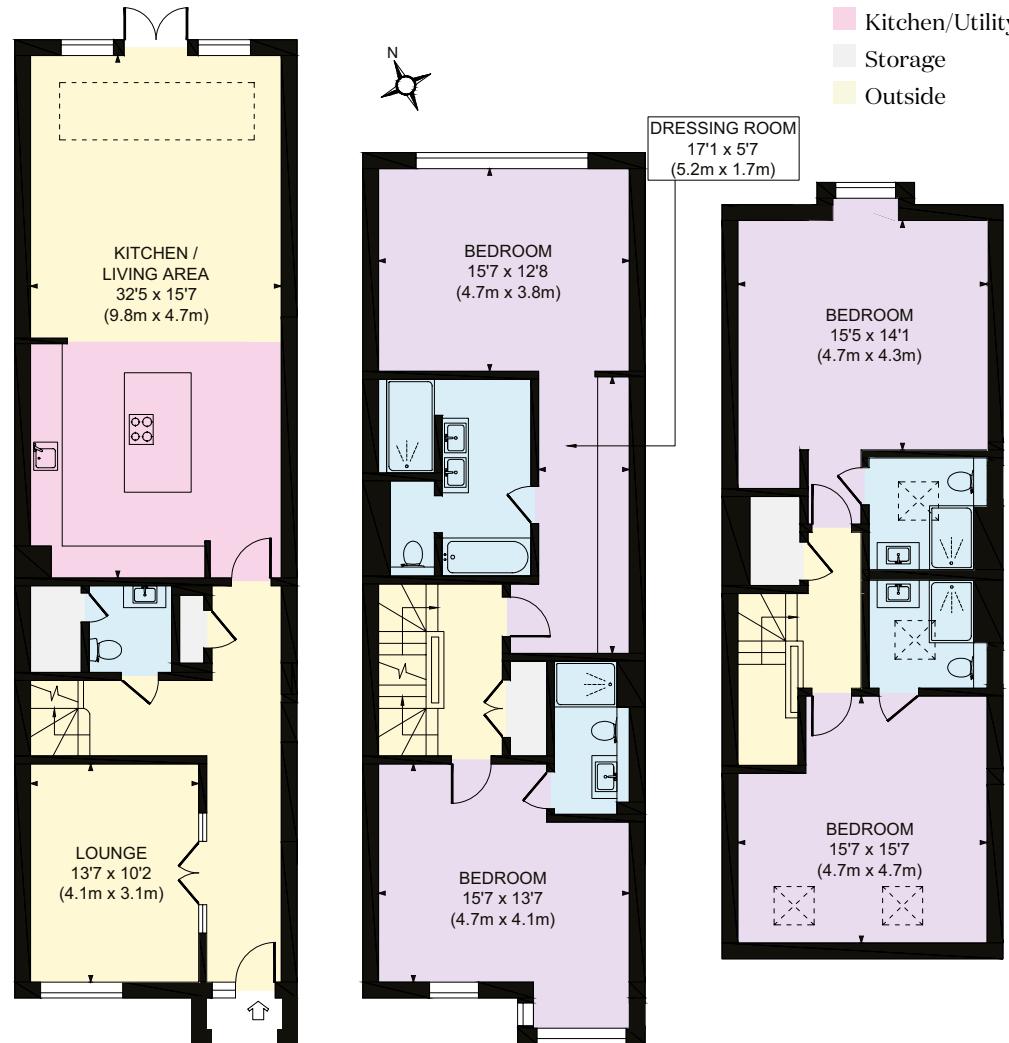
**PEA Rating:** B

**Service/estate charges approx. TBD**

## PLOT 1



## PLOT 2

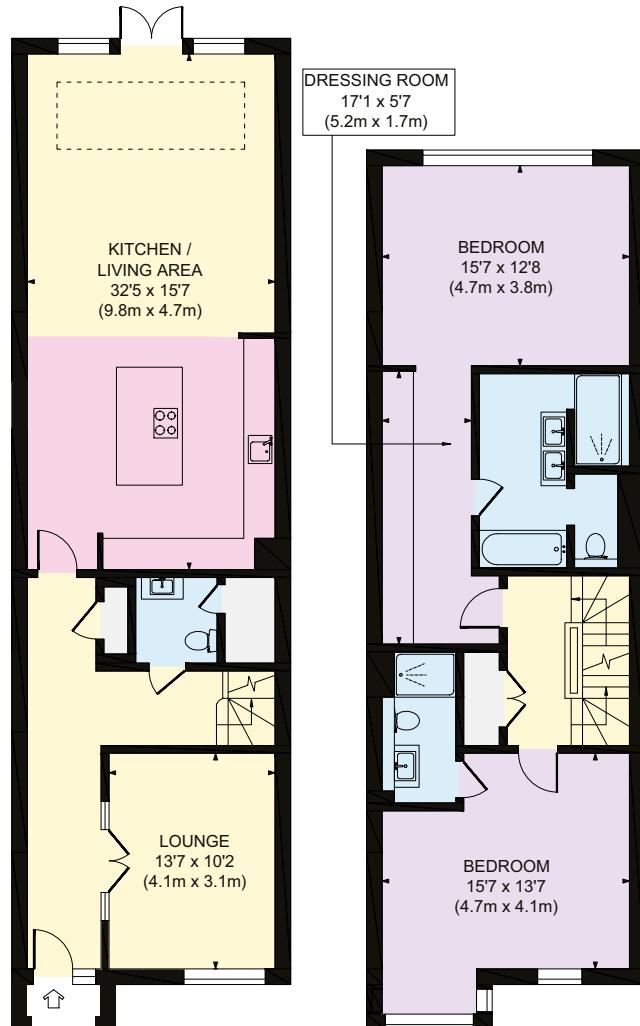


Approximate Gross Internal Area  
2320 sq. ft / 215.54 sq. m

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.

Reception  
 Bedroom  
 Bathroom  
 Kitchen/Utility  
 Storage  
 Outside

## PLOT 3



Approximate Gross Internal Area  
2375 sq. ft / 220.61 sq. m

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.

## PLOT 4



Approximate Gross Internal Area  
2376 sq. ft / 220.82 sq. m



We would be delighted  
to tell you more.

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