

Birds Hill Rise, Oxshott, KT22





A spacious and **attractive modern home** offering just over 7,000 sq ft.



Tenure
Freehold

Local Authority
Elmbridge Borough Council

Council Tax
Band H



This stunning property is in the private Crown Estate in Oxshott, a desirable area for London commuters. The location offers excellent local schools and superb transport links, making it an ideal family setting.

The interior is bright and spacious, with high ceilings throughout. With its thoughtfully designed central atrium, the double-height entrance hall creates a striking first impression. The expansive open-plan kitchen, breakfast, and family room are perfect for family life and offer direct access to the garden through bi-folding doors. The ground floor also includes a formal drawing room, dining room, study, and utility room, which leads to the integral double garage.

The first floor landing enjoys an abundance of natural light from the atrium above. This floor offers four generously sized bedrooms, with the principal bedroom being particularly impressive. It features its own balcony, a walk-in dressing room with double-height hanging space, and a spacious en suite bathroom. The other three bedrooms each have built-in wardrobes and their en suite bathrooms.

On the second floor, you'll find two additional bedrooms, a family bathroom, and a large games room.





The property is accessed through electric gates and features a newly resurfaced resin-bonded driveway with ample parking space and access to the double garage. At the rear of the property, there is a large garden with an extensive patio area, benefiting from a south-easterly orientation, making it ideal for outdoor entertaining. The plot extends to approximately 0.5 acres.

Location

Birds Hill Rise is a private road, located in the private Crown Estate, Oxshott, one of Surrey's most prestigious private estates.

Road and rail links are outstanding. The A3 offers a direct route to London and the M25, whilst the mainline station of Oxshott offers a fast and direct route to London Waterloo (journey times from 36 minutes). Heathrow airport is about 12.2 miles away and Gatwick airport 21.7 miles via the M25, which lies within 5 miles. Private airfields at Farnborough (about 27 miles) and Fairoaks (about 13.9 miles).

Shops in Oxshott village can cater for day-to-day needs, whilst Esher and Cobham have a wider range of shops, boutiques and restaurants.

There is a wide choice of outstanding schools in the area, such as ACS International School, Danes Hill, Reeds School, and St John's Leatherhead, which are all close by.

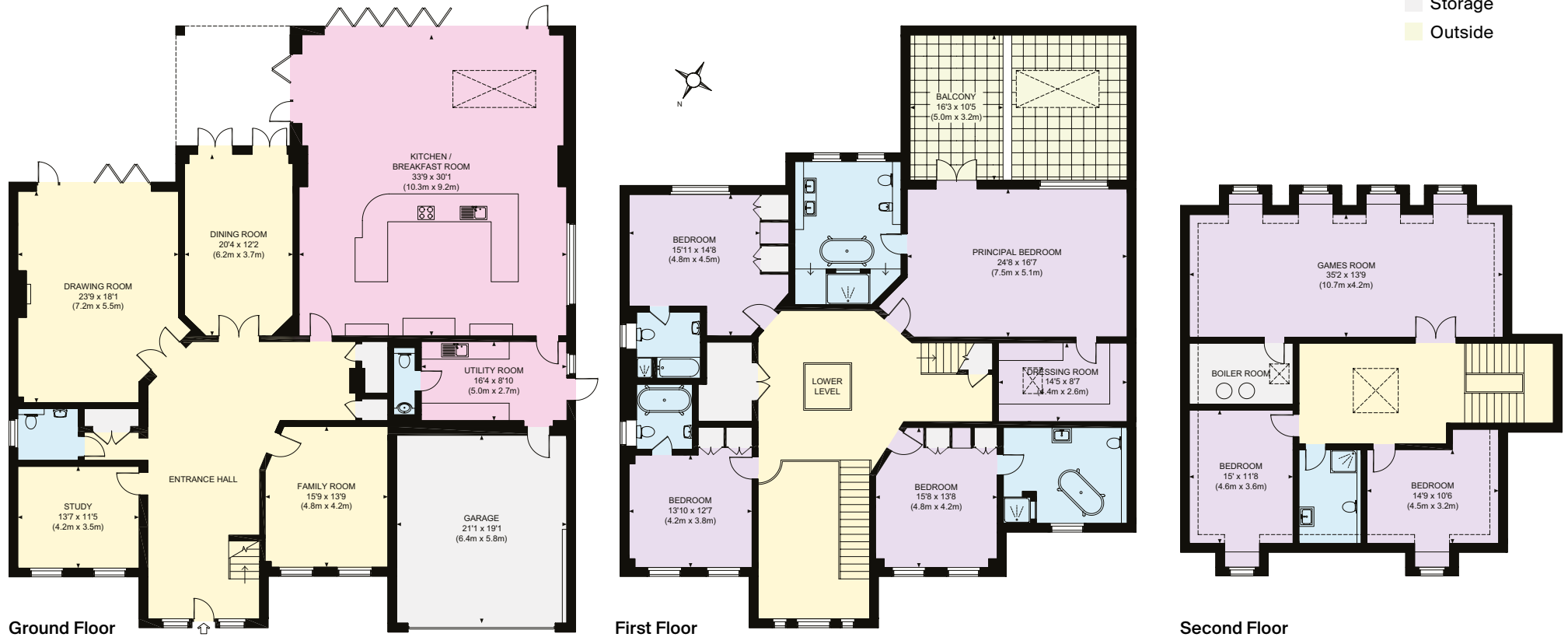


Approximate Gross Internal Floor Area

7084 sq ft / 658.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

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