



The Mansion, Ottershaw

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# A large apartment on the second floor of this mansion house.

This apartment hosts a large living room, a dining room and a separate kitchen. There is a large principle suite, along with three additional bedrooms and two bathrooms. The entire apartment has been recently renovated to a high standard and benefits from good storage, with fitted wardrobes in three of the bedrooms and a large pantry in the kitchen. The Niven Suite has one allocated parking space, a secure double garage with electrics and access to separate visitor spaces.

Communal areas include a swimming pool, recreation room and two tennis courts. The communal grounds of 13 acres include a beautifully maintained garden and paddock.

A house has been on the site since 1761 with the construction of the current Mansion building being completed in 1910. Prior its conversion into the current 13 apartments in 1986, The Mansion housed the Ottershaw School.

## Local Area

Ottershaw Park is set in an idyllic rural location but retains close access to London and the motorway network. The location lies between Heathrow and Gatwick airports, with Junction 11 of the M25, the M3, the M4 and the A3 all easily accessed. Woking mainline station offers fast and direct service into London Waterloo in approximately 25 minutes.



**Guide price:** £950,000

**Tenure:** Leasehold: approximately 959 years remaining

**Service charge:** £11,160 per annum

**Ground rent:** (included in service charge)

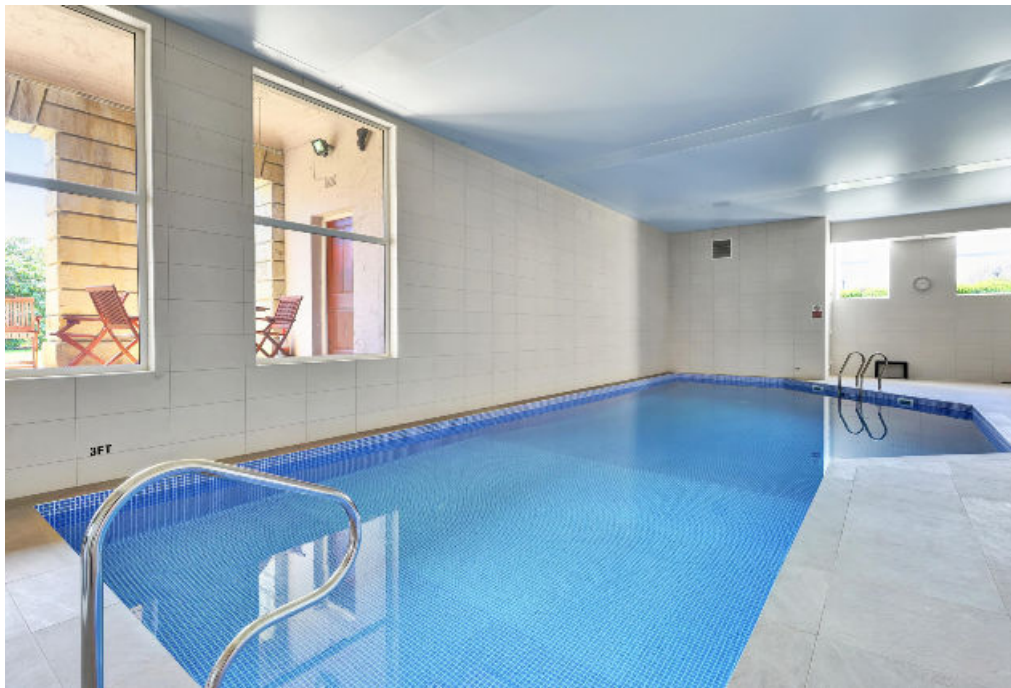
**Local authority:** Runnymede

**Council tax band:** G









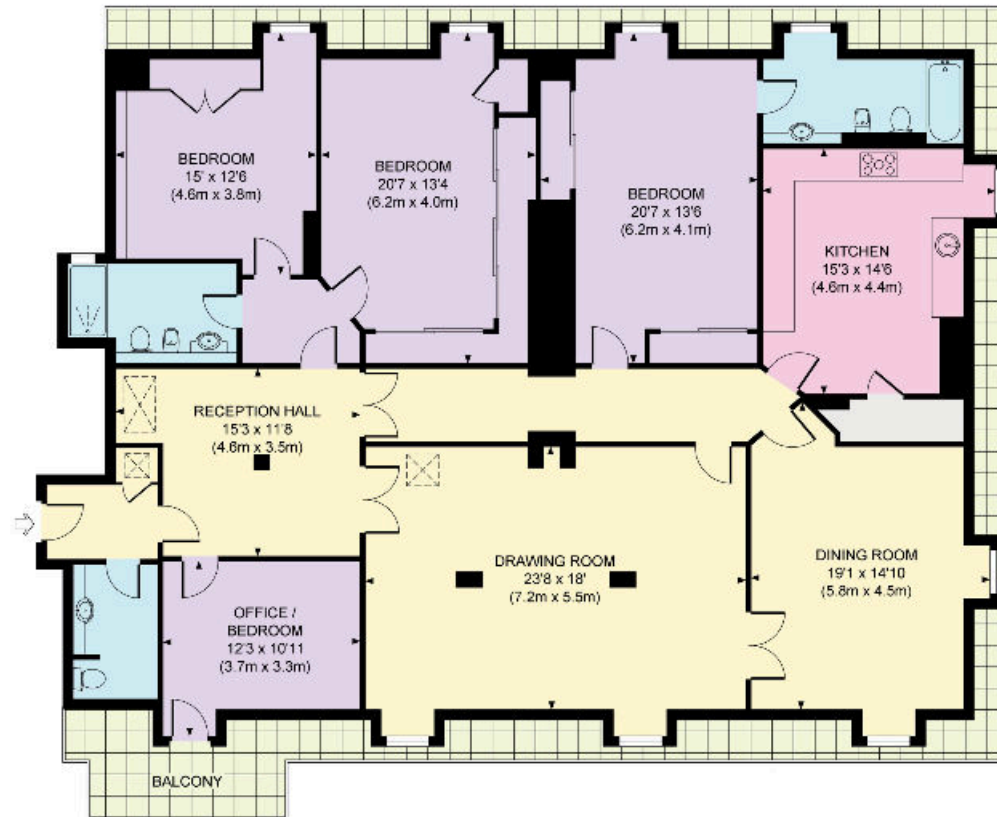








Approximate Gross Internal Area  
2226 sq ft / 206.8 sq m



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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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