



3 Squirrel Mews, Leatherhead Road, Oxshott, Surrey,

Guide Price £1,200,000

### 3 Squirrel Mews, Leatherhead Road, Oxshott, Surrey,

One of four stunning new build houses, featuring an impressive specification with underfloor heating, imposing room sizes and bi-folding doors, all perfect for modern day living, together with good sized garden to the rear with direct access out onto woodland. Set in the affluent Surrey village of Oxshott is this exclusive gated development of just four houses.

The accommodation is arranged over three floors, the ground floor has a large sitting room with bay frontage and a wall mounted feature fire place, leading to an open plan kitchen/breakfast room with underfloor heating throughout and bi-fold doors out onto the enclosed garden with patio area. The first floor has three bedrooms, master with en-suite and a family bathroom. The top floor boasts a fourth and fifth bedroom with a further bathroom to share and eaves access/storage.

Each property will have allocated parking for two cars, a secure bicycle store and visitor parking.

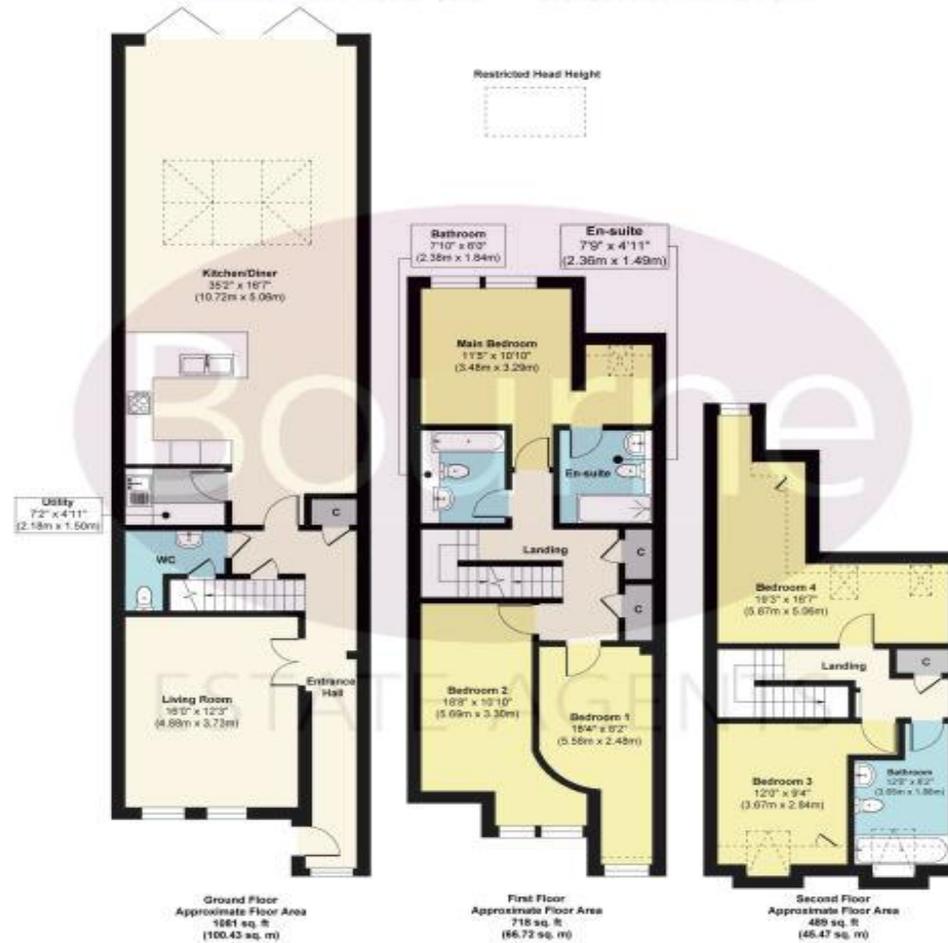
- Brand New Mews Development
- Five Bedrooms
- Three Bathrooms
- Stunning Open Plan Kitchen/Family Room
- Underfloor Heating
- Gated Development
- Backing Woodland
- Spring Completion



# Floor Plan

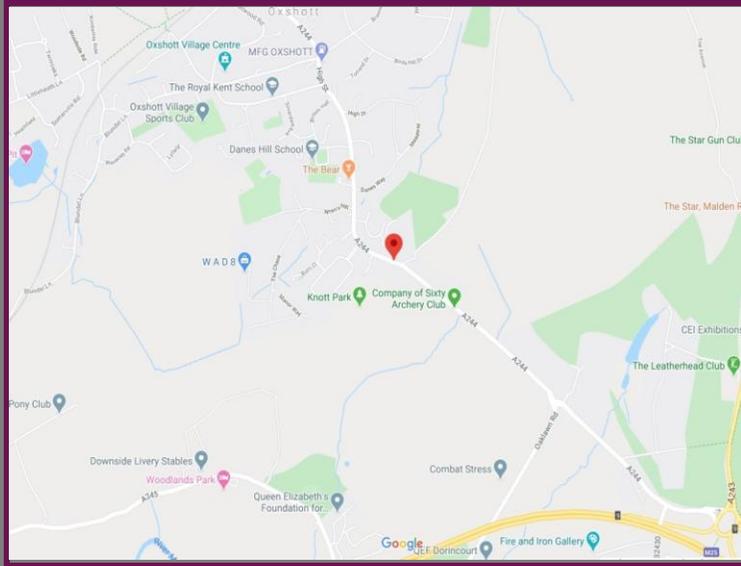
**Approx. Gross Internal Floor Area 2288 sq. ft / 212.62 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



## Location

Oxshott is a well regarded village in the heart of Surrey known for its green open spaces and areas of outstanding beauty. The high street has a nice mix of shops and both Cobham and Esher are nearby with many more shopping and dining options. The property provides walking distance access to Oxshott's schools, sports club, village and railway station making it ideally located for all of your needs. The local station will take you into London Waterloo in around 40 minutes and there is excellent road access for both the A3 and M25



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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