

Bourne



Canterbury Mews, Oxshott, Leatherhead, KT22 0QT

£450,000



# Canterbury Mews, Oxshott, Leatherhead, KT22 0QT

An attractive mews cottage with a beautiful courtyard garden is available in the well managed private development a short distance from Oxshott Village Centre.

On the ground floor there is a reception room with space for relaxing and dining and a separate modern fully fitted kitchen with granite worktops.

There is also the master bedroom with plenty of storage and a modern en-suite shower room.

On the first floor you will find the guest bedroom/ study and a good sized shower room.

There is allocated and visitor parking on the development and the property further benefits from no onward chain.

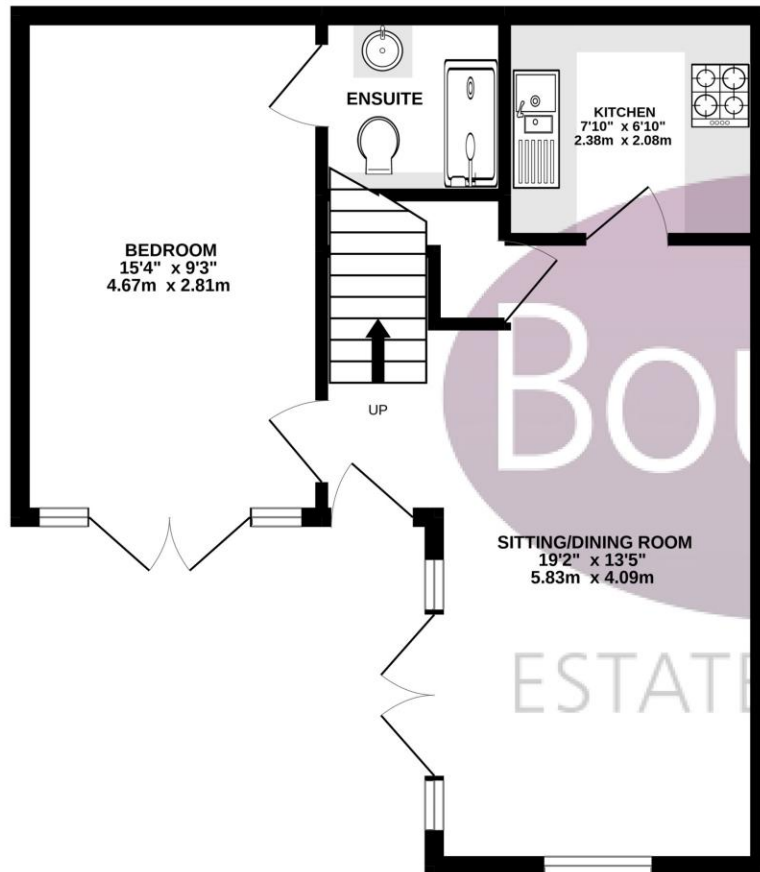
Band E  
Elmbridge Borough Council

- Chalet/ Mews House
- Two Bedrooms
- Two bathrooms
- Modern kitchen
- Good sized reception
- One bedroom on ground floor
- Attractive courtyard gardens
- Freehold property
- Private parking

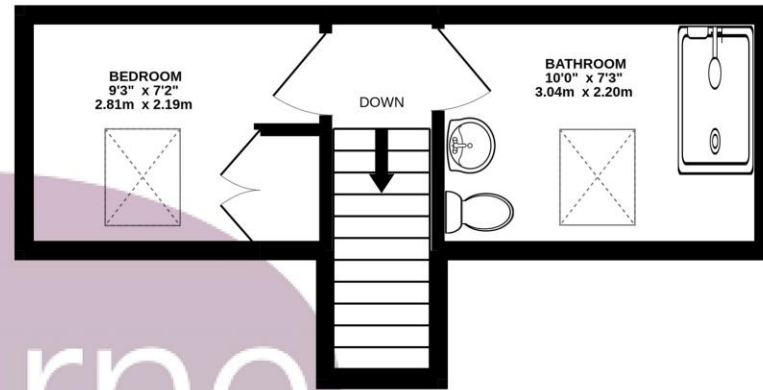


# Floor Plan

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 649sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Location

Oxshott is a highly 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 easy walking distance access to Oxshott's stores, deli, cafe and pub. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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