



**Price**

**£1,100,000**

**Freehold**

5x  4x  2x 

**Oxshott Road,  
Leatherhead, Surrey,  
KT22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Cul de sac location
- Large rear garden, featuring summer house, backing onto stunning woodlands
- In catchment for excellent local schools
- Self contained Annexe with kitchen, en suite and lounge

## Accommodation

### GROUND FLOOR

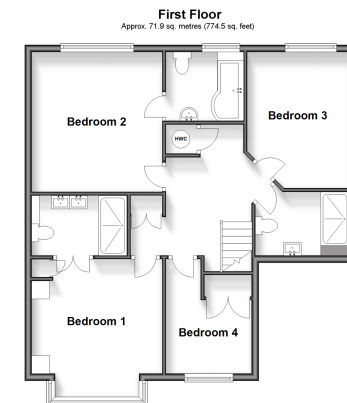
Hallway  
 Lounge: 18'9 x 14'4 (5.72m x 4.37m)  
 Kitchen/Breakfast Room: 17'2 x 13'5 (5.24m x 4.09m)  
 Cloakroom  
 Annexe Kitchen: 12'7 x 8'4 (3.84m x 2.54m)  
 Annexe Lounge: 28'3 x 11'9 (8.62m x 3.58m)  
 Annexe Bedroom 1: 13'9 x 10'7 (4.19m x 3.23m)  
 Annexe Bedroom 2: 13'2 x 8'9 (4.02m x 2.67m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 13'0 x 11'9 (3.97m x 3.58m)  
 En-Suite Shower Room  
 Bedroom 2: 13'2 x 11'9 (4.02m x 3.58m)  
 En-Suite Bathroom  
 Bedroom 3: 12'4 x 9'1 (3.76m x 2.77m)  
 Bedroom 4: 10'0 x 7'6 (3.05m x 2.29m)  
 Shower Room

### OUTSIDE

Driveway  
 Garage  
 Front & Rear Gardens



**Call Leatherhead - 01372 373780 ■ CubittAndWest.Co.Uk**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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