



**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

Ground Floor  
Approx. 149.9 sq. metres (1613.9 sq. feet)



First Floor  
Approx. 71.9 sq. metres (774.5 sq. feet)



Call Leatherhead - 01372 373780 ■ [CubittAndWest.Co.Uk](http://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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