5 bed home set in 0.577 acres on the Crown Estate

Colonsay, 2 Spicers Field, Oxshott, KT22 0UT

Freehold

savills

Kitchen/breakfast room • 5 reception rooms • 5 bedrooms • 4 bathrooms • Utility room • 2 guest cloakrooms • Double garage • Landscaped garden

Local information
The Crown Estate is a perfect family location. For the commuter, transport links are excellent - a 32 minute train journey from Oxshott mainline station takes you to London Waterloo, whilst the A3 and M25 nearby give easy road access both to central London, the wider motorway network and to Heathrow Airport (about 18 miles) and Gatwick Airport (about 22 miles).

A selection of shops and amenities are available locally in and around Oxshott, Cobham & Esher, with larger shopping centres at Kingston (about 7 miles) and Guildford (about 14 miles). There are excellent sporting facilities in the area, with several golf clubs as well as the Oxshott Village Sports Club. The Beaverbrook Country Club is also nearby.

In the wider area, racing is available at Ascot, Windsor, Kempton Park and Sandown. Oxshott Heath and Esher Common are both nearby and are excellent for recreation and dog walking.

There is an impressive selection of schools in the area, including Danes Hill School in Oxshott and Reed's School in Cobham, Claremont Fan Court in Esher, Rowan Preparatory School in Claygate and St John's in Leatherhead.

About this property
Set behind private electric gates in a plot of 0.577 acres, Colonsay was built in 2003 by the current owners to provide almost 5,000 sq ft of bespoke accommodation, with the potential to extend into the roof (subject to the usual planning consents).

The kitchen/breakfast room has a large central island and is open plan to the dining room with double doors leading to the garden. The triple aspect sitting room is well proportioned with feature fireplace and double doors to the garden. A family room, formal dining room, study which overlooks the front garden, utility room and two guest WCs complete the downstairs accommodation.

On the first floor, the galleried landing leads to the principal bedroom suite with fitted wardrobes and luxury en suite bathroom. There are four further bedrooms (two en suite) and a family bathroom.

Outside, the landscaped rear garden is mainly laid to lawn with mature trees, shrubs and a terrace, perfect for outdoor entertaining. The front driveway provides parking for numerous cars and access to the double garage.

Tenure
Freehold

EPC rating = C

Viewing
Strictly by appointment with Savills

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Approximate Area = 414.7 sq m / 4464 sq ft (Excluding Void)
Garage = 39.4 sq m / 424 sq ft
Total = 454.1 sq m / 4888 sq ft
Including Limited Use Area (5.2 sq m / 56 sq ft)
For identification only. Not to scale.
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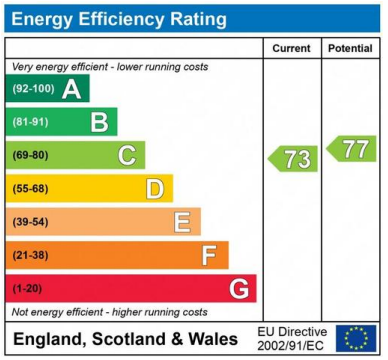

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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