

**house.**

PARTNERSHIP

Moving estate agency on





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## BROOKLANDS

Fairoak Lane

Oxshott

Leatherhead KT22 0TN

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On the edge of the favoured Crown Estate, within striking distance of the village of Cobham, an exceptional example of an interior designed modern family house

- Reception hall
- Open-plan drawing room and dining room
- Family room, garden room and study
- Kitchen / breakfast room and utility room
- Master bedroom with en suite dressing room and bathroom
- 5 further bedrooms and 4 further bath / showers (3 en suite)
- Staff flat comprising kitchen, bedroom and bathroom
- Gym and integral double garage
- Gardens and outdoor kitchen / barbecue area
- Swimming pool and sauna; EPC: B



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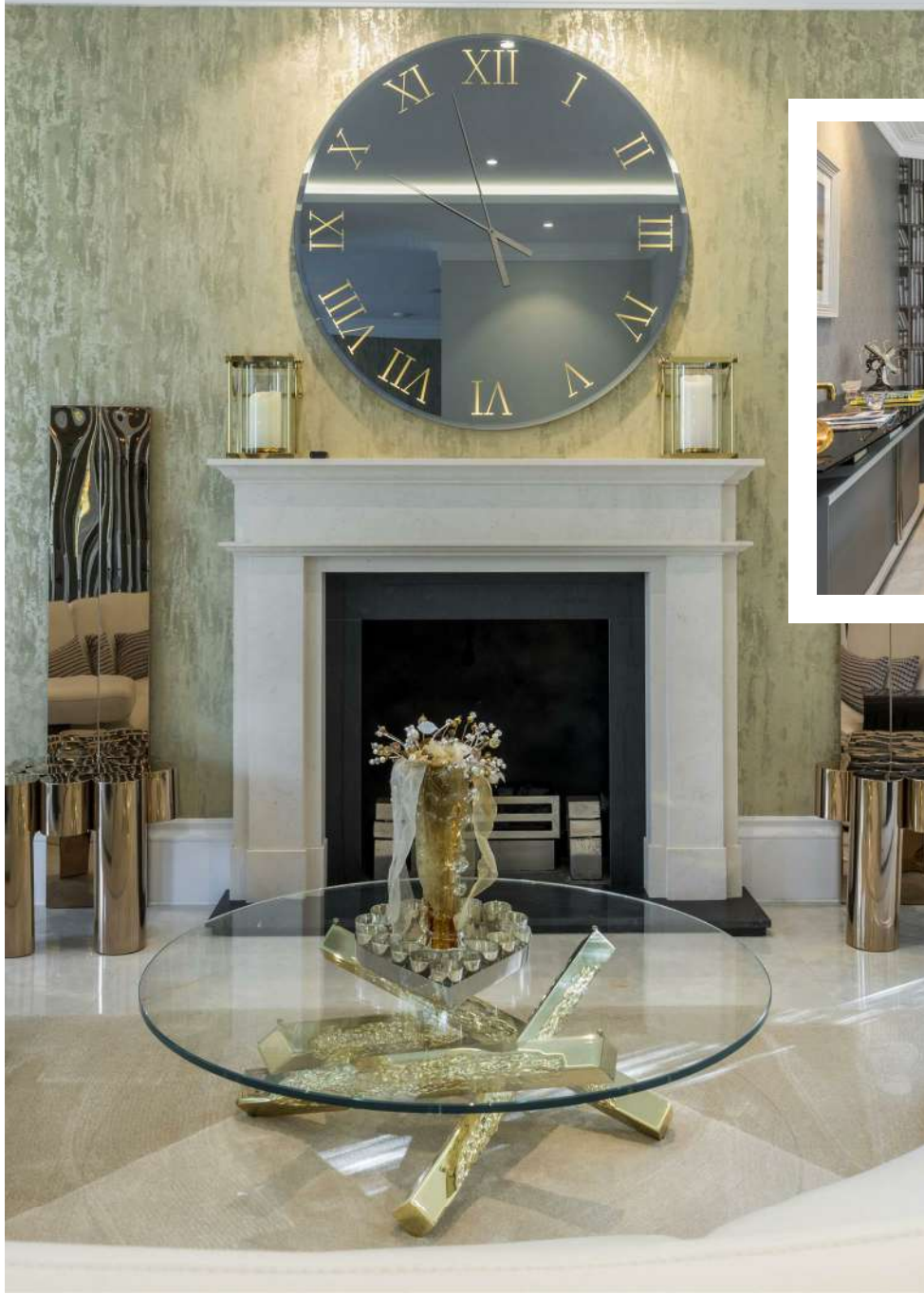


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properties perfectly presented



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APPROX. GROSS INTERNAL FLOOR AREA 7528 SQ FT / 699 SQ M (INCLUDING DOUBLE GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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## Covering London Surrey and Sussex

Total gross internal area: House 7,528 sq ft /  
699 sq m (including Double Garage).

Services: All mains services. Gas-fired central  
heating, underfloor heating. High performance  
glazing.

Local authority: Elmbridge Borough Council.  
Tel: 01372 474474.

Viewing: Strictly by appointment. Tel: 01932  
283283.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		82	85
82-101) B			
69-81) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HOUSE INFORMATION

t. 0800 917 0447

w. [housepartnership.co.uk](http://housepartnership.co.uk)

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