



## Inverness Lodge, Oakshade Road, Oxshott, KT22 0LE O.I.R.O £1,500,000

OXSHOTT OFFICE  
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Well presented detached five bedroom character house set on mature private plot circa 0.3 acre with southerly aspect in central village location. Detached garage block with room over. Walking distance of Schools and Oxshott station. EPC D

### HOW TO GET THERE

From our office in Oxshott High Street, turn right down Oakshade road, Inverness Lodge is on the corner of the second entrance to The Ridgeway.

### ENTRANCE PORCH

### RECEPTION HALL

Wood flooring. Under-stairs cupboard.

### CLOAKROOM

Low level W.C. surface mounted wash hand basin. Cupboard housing fuse-board and alarm

### KITCHEN/BREAKFAST ROOM

8.55m x 4.25m (28'1" x 13'11")

With a vaulted ceiling, it is fitted with a bespoke range of base and wall units with composite stone worktops and tiled splash-back. Integrated full height fridge/freezer and dishwasher. Britannia range with 6 ring gas hob, twin ovens and stainless steel extractor over. Stainless steel one and a half bowl sink and drainer with boiling water tap. Island with storage and breakfast bar. French doors to patio.

At the entrance to the kitchen there is an additional range of fitted units housing full height fridge and freezer and further storage.

Door to coat/storage room with external door.

### UTILITY ROOM

2.61m x 2.39m (8'7" x 7'10")

Range of base and wall units with butler sink, cupboard housing Worcester boiler, Miele washing machine and drier.

### DRAWING ROOM

5.47m x 4.5m (17'11" x 14'9")

Bay window, fireplace with wood-burner and door to patio. Dual aspect.

### DINING ROOM

4.51m x 4.26m (14'10" x 14'0")

Square bay, door to patio

### STUDY

5.23m x 2.99m (17'2" x 9'10")

Front aspect with bespoke range of quality fitted units, incorporating drawer and cupboard storage with display shelving and fitted desk.

### FIRST FLOOR LANDING

Range of fitted storage cupboards, hatch to loft with pull down ladder and ample storage.

### MASTER BEDROOM

4.66m x 4.25m (15'3" x 13'11")

Range of wardrobes, rear aspect door to

### JACK AND JILL BATHROOM

Panel enclosed bath with shower over, heated towel rail, pedestal wash hand basin and low level w.c. - door to bedroom two

### BEDROOM TWO

3.68m x 3.51 (12'1" x 11'6")

Dual aspect.

### BEDROOM THREE

4.53m x 3.01 (14'10" x 9'11")

Dual aspect.





## BEDROOM FOUR

3.79m x 2.86m (12'5" x 9'5")

Rear aspect.

## BEDROOM FIVE

3.78m x 2.49m (12'5" x 8'2")

Rear aspect.

## FAMILY BATHROOM

Display shelves. Heated towel rail. V & A freestanding contemporary bath with Hans Grohe taps. Separate shower. Low level w.c., vanity unit with twin wash hand basins with drawer storage and mirror fronted cabinet over, heated towel rail and decorative display recesses.

## GARAGE

5.79m x 5.31m (19'0" x 17'5")


Detached timber garage block with one secure garage and one open car -port space, external staircase to room over, velux roof lights, range of fitted units with sink. Door to Shower room with walk in shower, low level w.c. vanity unit with wash hand basin.

## GARDENS

On a plot approaching 0.3 acre the drive is accessed via wooden gates with mature tree and shrub screening and front lawn. To the rear there is an extensive lawn spanning the entire 120 ft width of the property, landscaped curved patio with mature shrubs and tree boundaries and garden pond.

## COUNCIL TAX - BAND G

### Energy Performance Certificate



**Inverness, Oakshade Road, Oxshott, LEATHERHEAD, KT22 0LE**


**Dwelling type:** Detached house      **Reference number:** 8600-9164-1529-8707-2663  
**Date of assessment:** 06 June 2016      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 07 June 2016      **Total floor area:** 227 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

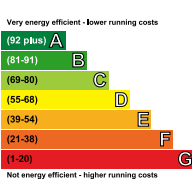
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,856</b>
<b>Over 3 years you could save</b>	<b>£ 1,905</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 528 over 3 years	£ 303 over 3 years	
<b>Heating</b>	£ 4,875 over 3 years	£ 3,192 over 3 years	
<b>Hot Water</b>	£ 453 over 3 years	£ 456 over 3 years	
<b>Totals</b>	<b>£ 5,856</b>	<b>£ 3,951</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

	Current	Potential
	62	79




The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 288	
2 Cavity wall insulation	£500 - £1,500	£ 1,206	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 225	

See page 3 for a full list of recommendations for this property.

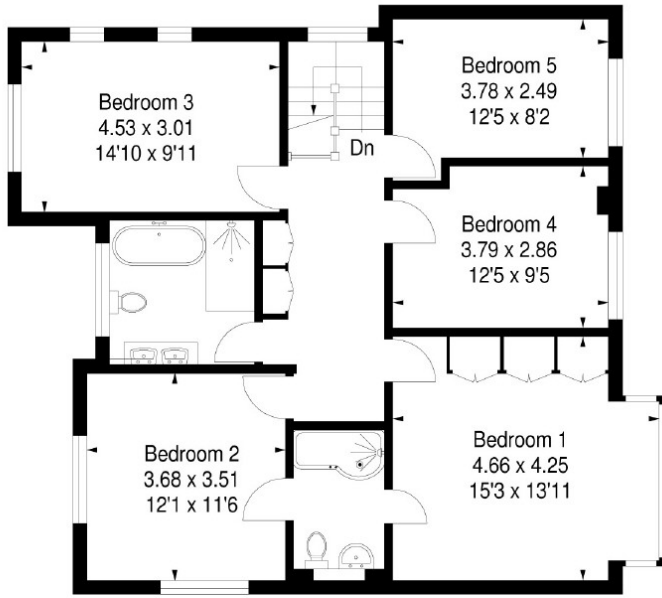
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



# Inverness Lodge, Oakshade Road, Oxshott, Leatherhead, KT22 0LE

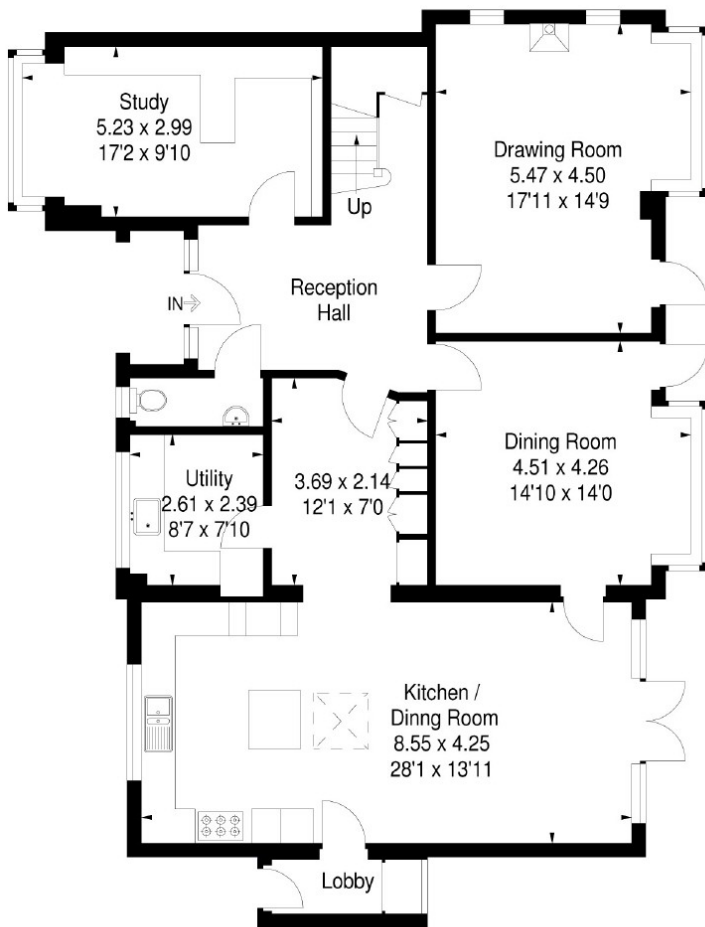


Approximate Gross Internal Area  
 230.4 sq m / 2480 sq ft  
 Outbuilding = 65.3 sq m / 703 sq ft  
 Total = 295.7 sq m / 3183 sq ft

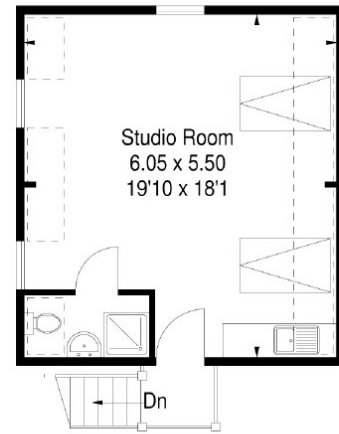


First Floor

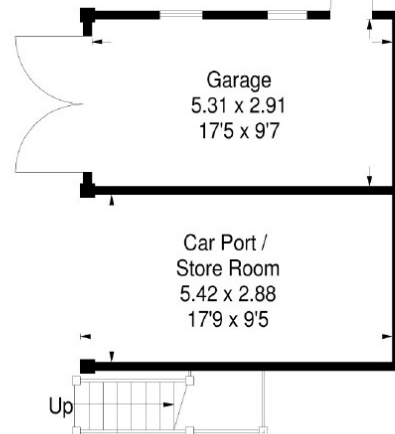
= Reduced headroom below 1.5 m / 5'0"



Ground Floor



Outbuilding - First Floor



Outbuilding - Ground Floor  
 (Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref 168454

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.