WRENS HILL
OXSHOTT • KT22

*Family home situated within a small gated development*

Dining room • study • family room
sun room • kitchen/breakfast room • utility room

To the first floor: master bedroom suite with dressing room • 2 guest suites • double bedroom
To the second floor: 2 double bedrooms • family bathroom

Garden • patio area • detached double garage

Cobham 1.5 miles • Esher 3 miles • Guildford 14 miles • A3 1 mile • Central London 19.5 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Well presented detached family home situated within a small gated development in Oxshott and within walking distance of Danes Hill School and Oxshott Village centre and railway station. Leading from the entrance hall are the principal reception rooms including the study, dining room and stunning large open-plan kitchen / breakfast / family room adjoining the sun room opening out to the garden. To the first floor is the master bedroom with dressing room and en suite bathroom, guest bedroom suite, a further double bedroom with en suite shower room and a further double bedroom. To the second floor there are 2 large bedrooms and a further bathroom. To the outside is a detached double garage with electric up and over double doors and rear secure garden.

Schools: Schooling in the area is superb and includes Reeds School, Danes Hill, Parkside and the ACS International School

Travel: The A3 and M25 are within close proximity

Trains: London Waterloo from Stoke d’Abernon Station approximately 35 minutes

Airports: Both Heathrow and Gatwick are easy accessible

Terms

Available: Unfurnished
Local Authority: Elmbridge
Guide Price: £6,500 per calendar month

All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges
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