

# WALDENE

WALDENE, 12 PRINCE'S DRIVE, OXSHOTT, SURREY, KT22 0UP

**OCTAGON**



SITUATED WITHIN THE PRESTIGIOUS OXSHOTT CROWN ESTATE, THIS NEW LUXURY FAMILY HOME OFFERS SPACIOUS ACCOMMODATION WITH LARGE WEST BACKING LANDSCAPED GARDENS.



### EXTERIOR:

- Secure electronically controlled entrance gates with video link to the property.
- Integral triple garage with electronically controlled up and over doors.
- Large front forecourt area for visitors' parking.
- Fine architectural detailing with extensive use of stonework and bespoke joinery.
- Full-width, west facing rear sun terrace, ideal for alfresco dining and entertaining in the summer months.
- Professionally designed landscaping scheme to front and rear gardens.

### INTERIOR:

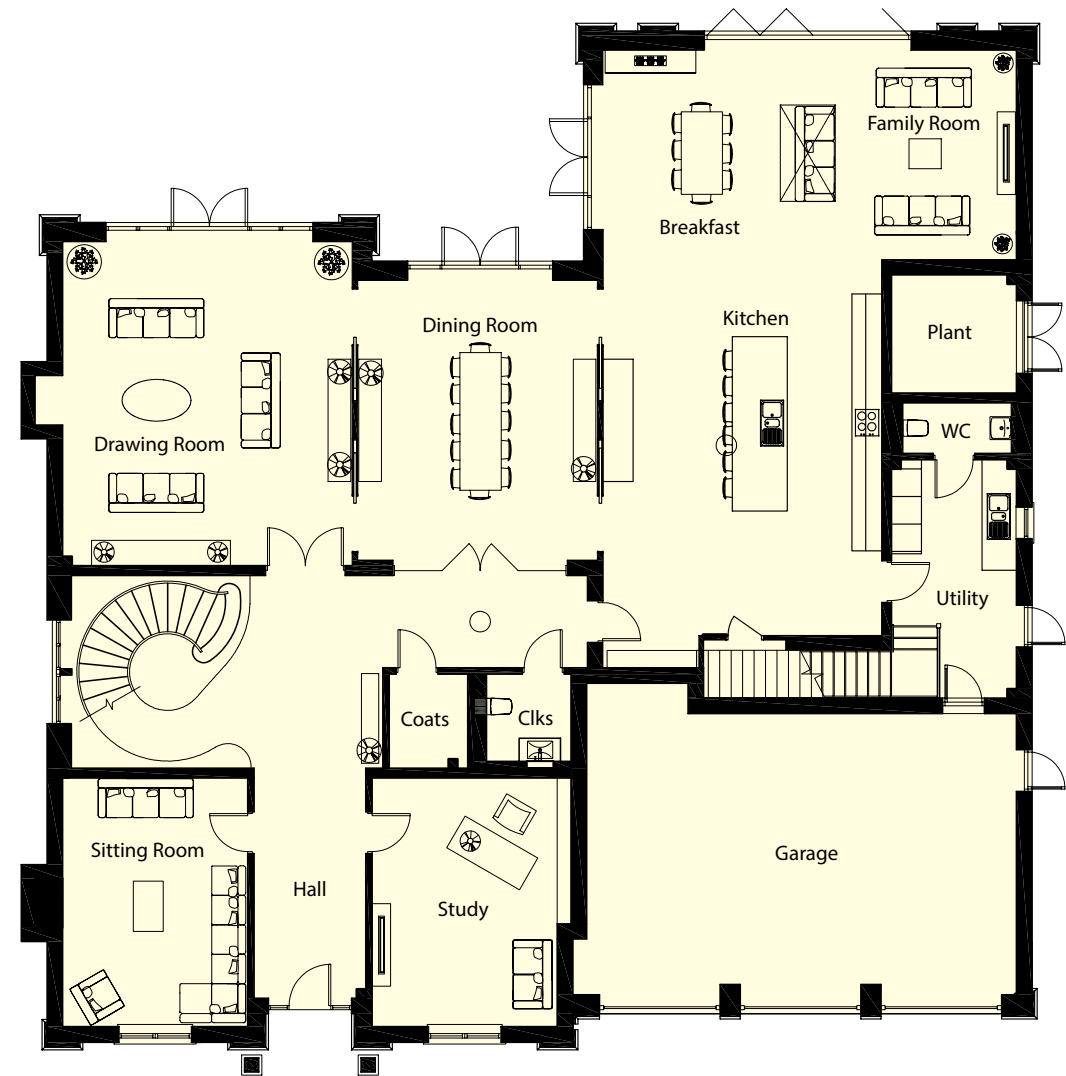
- Attractive front entrance door with glazed sidelights.
- Impressive marble floored entrance hall.
- Marble tread staircase with glass balustrades and walnut hand rail.
- Large combined kitchen, breakfast and family area with walk in larder and second cloakroom.
- High gloss, handcrafted linear style kitchen units with contrasting stone worktop.

- Extensive range of built in Miele cooking appliances and refrigeration equipment, plus a separate washing machine and tumble dryer in the utility room.
- Bifold doors to family/breakfast room.
- Sliding pocket doors between the drawing room, dining room and kitchen.
- Drawing room with contemporary gas fireplace.
- Master bedroom suite with two marble bathrooms and dressing rooms.
- Bespoke fitted wardrobes to all six bedrooms.
- Underfloor heating throughout.
- Chilled air system with air-source renewable energy heat pump technology.
- Speakercraft surround sound system to all major reception rooms and Master Suite.
- Programmable lighting to ground floor habitable rooms plus the master suite and the 1st floor landing.
- Interior scheme co-ordinating carpets, flooring, wall tiling and wallpaper is included.
- NACOSS approved security system.

# FLOOR PLANS

## GROUND FLOOR

Drawing Room	7.03m x 6.27m	23'1" x 20'7"
Dining Room	6.10m x 5.21m	20'0" x 17'1"
Study	5.38m x 4.32m	17'8" x 14'2"
Kitchen	8.86m x 6.04m	29'1" x 19'10"
Breakfast/Family Room	8.99m x 4.57m	29'6" x 15'0"
Sitting Room	5.38m x 4.01m	17'8" x 13'2"



# FLOOR PLANS

## FIRST FLOOR

Master Bedroom	7.24m x 6.32m	23'9" x 20'9"
Master Dressing Room 1	4.01m x 3.17m	13'2" x 10'5"
Master Dressing Room 2	3.17m x 2.74m	10'5" x 9'0"
Guest Bedroom	6.71m x 3.96m	22'0" x 13'0"
Guest Dressing Room	2.97m x 2.23m	9'9" x 7'4"
Bedroom 3	5.43m x 4.27m	17'10" x 14'0"
Bedroom 4	5.43m x 4.60m	17'10" x 15'1"
Bedroom 5	4.82m x 4.39m	15'10" x 14'5"
Bedroom 6	4.88m x 4.82m	16'0" x 15'10"



# AN UNRIVALLED LOCATION - OXSHOTT

Set within the Stockbroker Belt of Surrey, Oxshott is a thriving village with strong community atmosphere that is skirted by fields and woodland. Considered one of Surrey's premier residential areas, this leafy suburb is close to some of the county's finest countryside with a delightful semi-rural setting, whilst being easily commutable to London. The A3, Junction 9 of the M25 (to Gatwick Airport) and Junction 10 of the M25 (to Heathrow Airport) are close by whilst London Waterloo is approximately 35 minutes by train.

There is a good cross section of educational establishments and quality leisure facilities such as Oxshott Heath, RHS Gardens at Wisley and Sandown Racecourse in Esher.

The area is renowned for its premier private roads including Prince's Drive, which is located within the prestigious Oxshott Crown Estate, one of the most highly regarded private estates in Surrey.

The excellent local schooling includes Danes Hill, Reeds and ACS International.



## KEY FACTS

### Schools

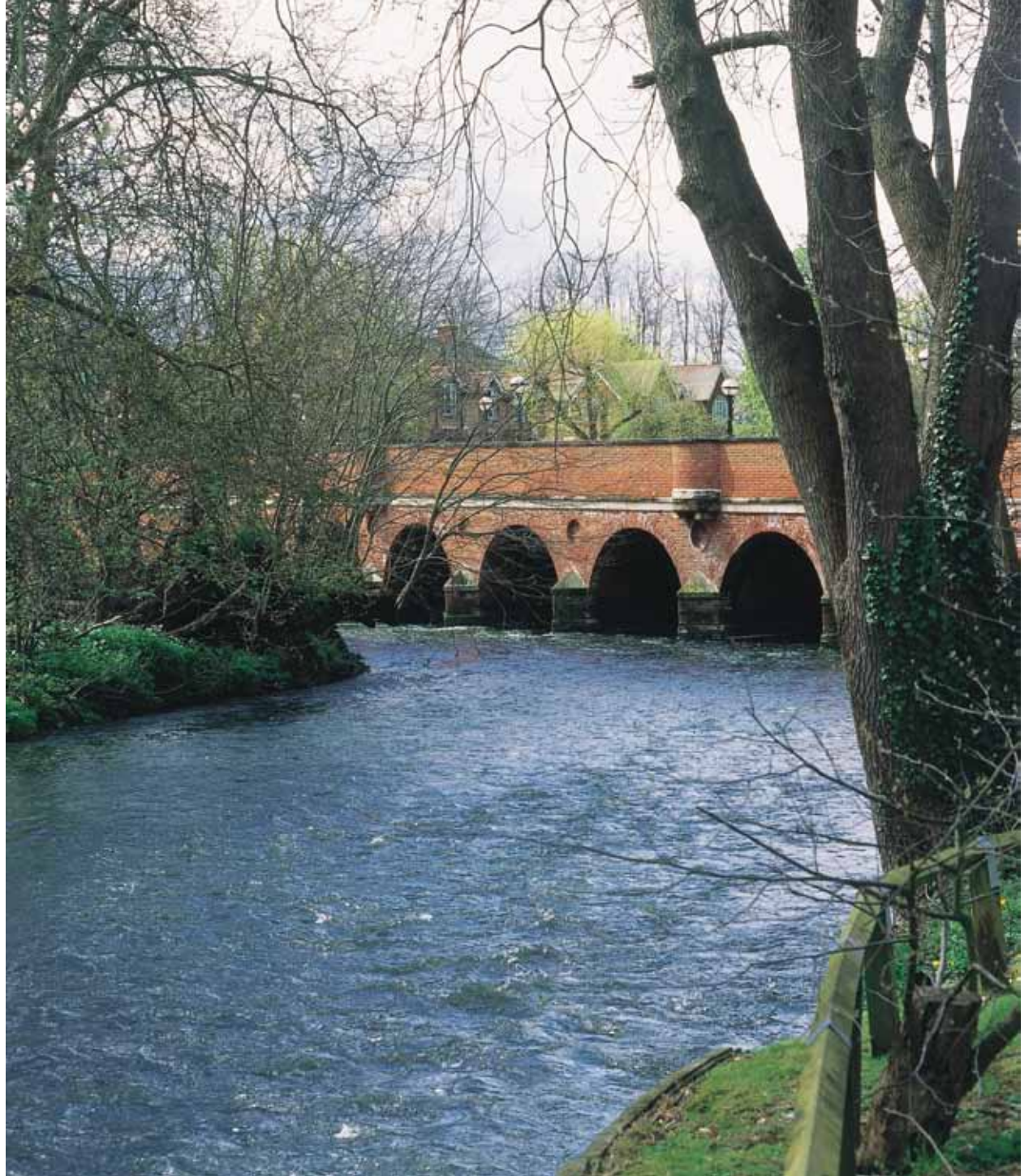
- Danes Hill School
- Notre Dame
- Reeds School
- ACS International School

### Leisure

- St. Georges Hill Golf Club
- Painshill Park
- Sandown Racecourse

### Travel

- London Waterloo: 35-40 minutes
- London via A3: 35 minutes
- Gatwick: 40 minutes
- Heathrow: 30 minutes
- M25: 10 minutes





## RESERVATION

To reserve the property we require a reservation fee of £10,000 made payable to Octagon Developments Limited, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. Balance of the purchase money is payable on legal completion.

## LABC

The properties are independently surveyed during construction by the Local Authority Building Control who will issue their ten year warranty certificate upon satisfactory completion of the dwelling.

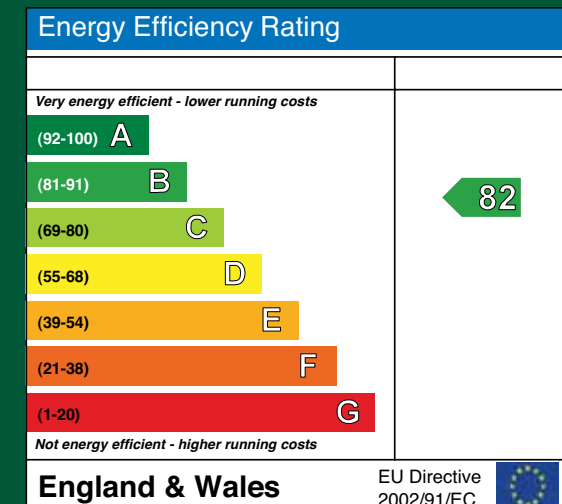
## MAINTENANCE

Octagon have their own maintenance department and inspect the property approximately six months after the purchase and attend to any remedial work that is deemed necessary.

## SUBJECT TO CONTRACT

All particulars in this brochure, including the illustrations of the houses and their gardens, are for guidance only as it may have been necessary to introduce some alterations to these or their specification since publication. This brochure therefore cannot form any part of the contract or be taken as an indication of warranty or guarantee on the properties.

## PREDICTED EPC



Octagon Developments Ltd  
Weir House, Hurst Road  
East Molesey, Surrey KT8 9AY  
Tel: +44 (0) 20 8481 7500  
Fax: +44 (0) 20 8481 7501/7502  
sales@octagon.co.uk  
www.octagon.co.uk

United Kingdom | Sotheby's  
INTERNATIONAL REALTY

+44 (0)1932 860 537  
sothebysrealty.co.uk  
38 High Street, Cobham,  
Surrey KT11 3EB  
cobham@sothebysrealty.co.uk



+44 (0)20 7861 1378  
55 Baker Street  
London, W1U 8AN  
edward.shaw@knightfrank.com

+44 (0)1932 591 600  
50 High Street  
Cobham, KT11 3EF  
charles.davenport@knightfrank.com  
www.knightfrank.com

### Disclaimer

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of the agents or the seller and are not to be relied upon as a statement or representation of fact.

Intending purchasers or lessees must satisfy themselves, by inspection, measurement or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars.