



3 Monterey Place, Oakshade Road, Oxshott, KT22 0JU

3 Monterey Place

OAKSHADE ROAD, OXSHOTT, KT22 0JU

3 Monterey Place is an outstanding contemporary home, forming part of an exclusive gated development of just five luxury residences, ideally positioned moments from Oxshott High Street. Constructed by Portchester Estates in 2018, the property has since been significantly enhanced, resulting in a beautifully appointed home with an emphasis on comfort, technology and refined modern living.

Extending to just under 3,000 sq ft and arranged over four floors, the accommodation has been thoughtfully designed to balance impressive entertaining space with practical day-to-day living. The heart of the home is the striking open plan kitchen / dining / family room, featuring a large central island, stone work surfaces and a full range of integrated appliances. Bi-folding doors open seamlessly onto the landscaped rear garden, creating an ideal indoor-outdoor flow.

A separate formal living room provides a more intimate setting, complete with access to a raised terrace, while the lower ground floor offers a superb media room, utility room and internal access to the garage and covered parking.

The upper floors comprise four generous double bedroom suites, each with its own bathroom, with the principal suite benefiting from a dedicated dressing area and a luxurious four-piece en suite.

The property has been comprehensively upgraded beyond the original specification, now incorporating air conditioning to all principal rooms, Crestron home automation and lighting throughout, and a fully integrated Sonos sound system. Additional enhancements include oversized French-polished internal doors, high quality new carpeting and refined decorative finishes, creating a home of exceptional quality and finish.

Externally, the property enjoys a landscaped garden and secure gated approach, with a garage and car port providing ample parking. The development itself offers a rare combination of privacy and convenience, just a short walk from the village centre.

- Exclusive gated development of just five homes
- Four double bedroom suites, including principal suite with dressing room
- Separate formal living room with terrace access
- Air conditioning, Crestron home automation & integrated Sonos system
- Approx. 3,000 sq ft arranged over four floors
- Stunning open plan kitchen / dining / family room with bi-fold doors
- Media room, utility room, garage and car port
- EPC Rating: B

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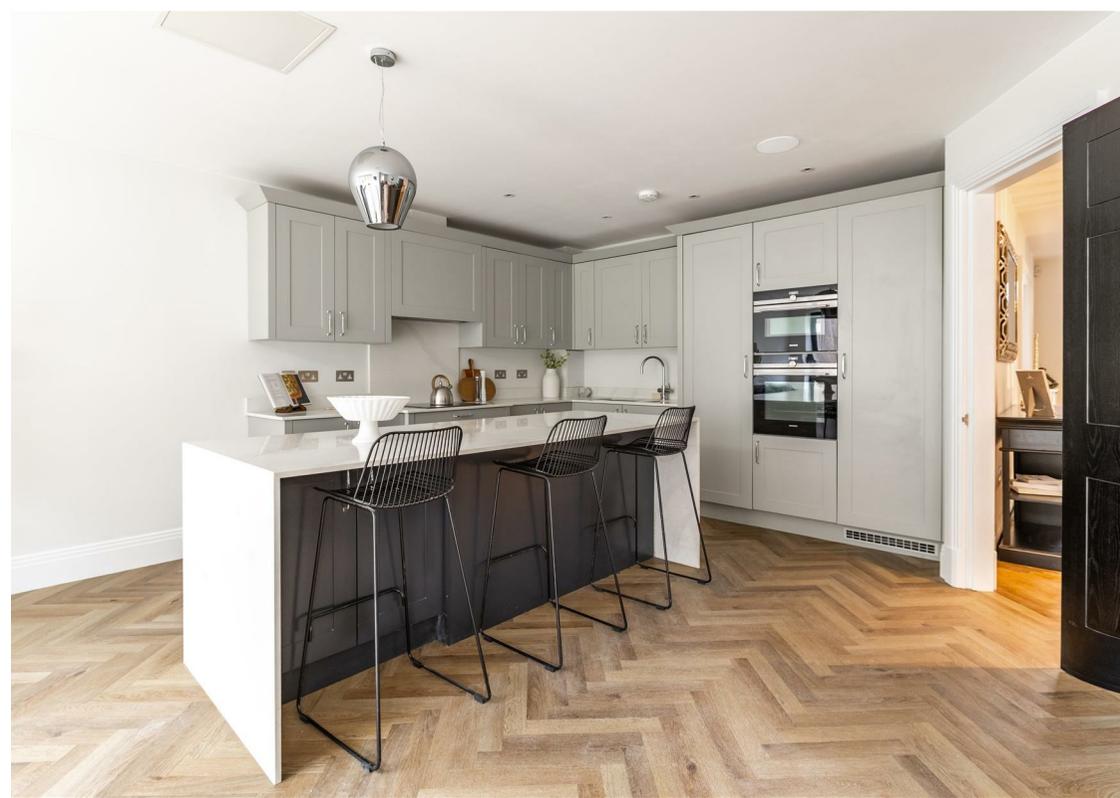
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Local Authority: Elmbridge Borough Council Tax Band G

Services: All mains services are connected to this property









SITUATION

Monterey Place is situated on Oakshade Road, just moments from the heart of Oxshott, one of Surrey's most sought-after villages. The High Street offers a selection of independent shops, cafés, restaurants, a post office and local amenities, along with well-regarded pubs including The Victoria and The Bear.

For more extensive shopping and leisure facilities, the nearby towns of Cobham and Esher provide a wide range of boutiques, restaurants and national retailers, whilst Guildford offers a comprehensive town centre experience.

The area is particularly well regarded for its schooling, including Danes Hill School, Reed's School, The Royal Kent and ACS International School.

Oxshott mainline station is within walking distance and provides a direct service to London Waterloo in approximately 35–40 minutes, making the property ideal for commuters. The A3 and M25 are also easily accessible, offering convenient road connections to London, Heathrow and Gatwick.



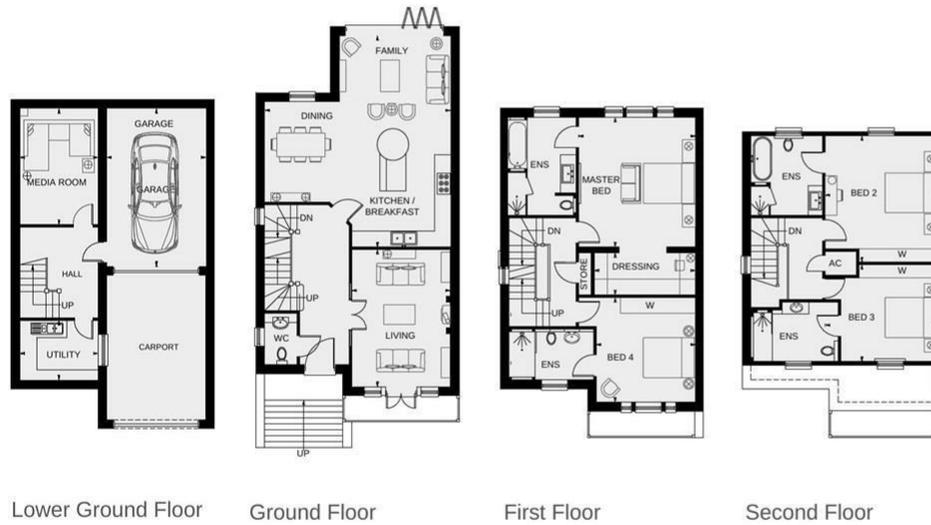
DIRECTIONS

From the A3, exit at the Esher junction and follow signs towards Oxshott. Proceed towards Oxshott High Street, turning right onto Oakshade Road once you reach the High Street amenities. Monterey Place will be found a short distance along on the left-hand side, set behind electric gates.

Luxury, technology and design—perfectly combined in a gated Oxshott address

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Approximate Gross Internal Area
277 sq m / 2981 sq ft
(Including Garage)



PLOT 3

Living Room	5.2m x 3.7m	17'11" x 12'5"
Kitchen / Breakfast / Dining Room	8.0m x 7.1m	26'0" x 23'4"
Garage	6.0m x 3.8m	19'8" x 12'6"
Media Room	4.4m x 3.0m	14'5" x 9'10"
Dressing Room	4.5m x 1.6m	14'9" x 5'3"
Bedroom 2	4.0m x 4.3m	15'9" x 14'3"
Bedroom 3	3.6m x 3.5m	12'0" x 11'6"
Bedroom 4	3.9m x 3.8m	13'0" x 12'6"
Master Bedroom	4.9m x 4.5m	26'1" x 14'9"
Utility	3.0m x 2.2m	9'10" x 7'5"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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