CURCHODS







2 Beech Court, The Warren

Oxshott, Surrey, KT22 0SB

3 Bedrooms | 2 Bathrooms | 1 Reception

Guide Price £575,000

Share of Freehold



A spacious and immaculately presented three-bedroom, two-bathroom ground floor apartment extending to over 1000 sq. ft, recently renovated throughout to an exceptional standard and offered in superb modern condition.

The property benefits from well-proportioned accommodation, including three generous bedrooms and two contemporary bathrooms, together with direct access from the private patio area onto a peaceful communal garden, creating an ideal space for relaxation and outdoor entertaining.

Further advantages include allocated parking and a private garage, providing excellent convenience and storage.

Ideally situated just moments from Oxshott Station and within easy walking distance of Oxshott Village, the property enjoys easy access to local amenities, excellent transport links and the surrounding Surrey countryside.





EPC C | Council Tax Band F

Charges:

Service Charge £4,944pa

Gardens, tree maintenance, all communal areas cleaning, heating, window cleaning, painting, building maintenance

Key Features

- Spacious ground floor apartment extending to over 1,100 sq. ft
- Three well-proportioned bedrooms
- Two modern bathrooms
- Recently renovated throughout to a high standard
- Presented in immaculate, contemporary condition
- Private patio area with direct access to a quiet communal garden
- Allocated parking space and private garage
- Ideally located moments from Oxshott Station and within walking distance of Oxshott Village amenities and shops
- Lease 999 years

Location

Oxshott, a picturesque village in Surrey, is renowned for its excellent rail links to London. Oxshott Railway Station provides direct services to London Waterloo, with journey times of approximately 35 minutes. The nearby Esher and Cobham stations also offer easy access to the wider rail network, making it a favoured location for commuters.

The village is home to a selection of high-end boutiques, cafes, and restaurants, offering a blend of convenience and charm. The local high street features independent shops, a post office, and a range of essential services. For more extensive shopping, the nearby towns of Esher and Cobham provide larger retail centres with supermarkets, fashion outlets, and dining options.

Oxshott is also renowned for its exceptional schools, making it ideal for families. The well-regarded Oxshott Primary School and nearby private options such as Danes Hill and Reeds provide excellent educational choices. The area's beautiful green spaces, including Oxshott Heath and surrounding woodlands, further enhance its appeal, offering families a peaceful yet well-connected environment.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.



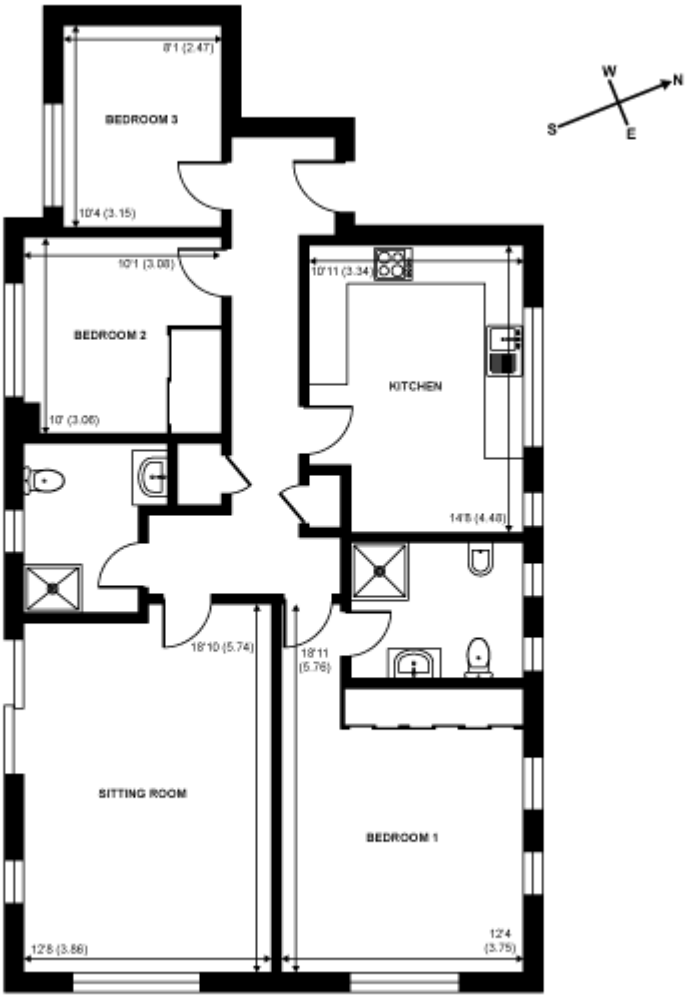




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Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1477346

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