



ILIFE DEVELOPMENTS



POST



WYBARTON

Moles Hill, Oxshott

Wybarton is situated within the exclusive private Crown Estate, close to the village of Oxshott and mainline train station with regular services to London Waterloo and Victoria. The A3 and M25 are within easy driving distance, as are Gatwick and Heathrow airports. Esher and Cobham are nearby with a superb collection of shops, boutiques, restaurants and recreational facilities.

Directions

From the A244/A245 A3 Junction, turn left at the roundabout signposted Oxshott. Proceed over the railway line and turn left at the traffic lights into Fair oak Lane. After approximately $\frac{1}{4}$ of a mile, turn left into Stokesheath Road. Then turn left into Moles Hill and Wybarton will be found a short way along on the left hand side.

Distances

Oxshott 1.1 miles ♦ Esher 2.5 miles ♦ A3 4.7 miles ♦ M25 6 miles ♦ Central London 20 miles

iLife Developments

iLife Developments is a privately owned specialist luxury home development company. Our passion is to create homes that are unique, luxurious and a true reflection of the individuality of our clients.



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01932 942012
www.ilifedevelopments.com

01932 591600

50 High Street, Cobham
Surrey KT11 3EF
cobham@knightfrank.com



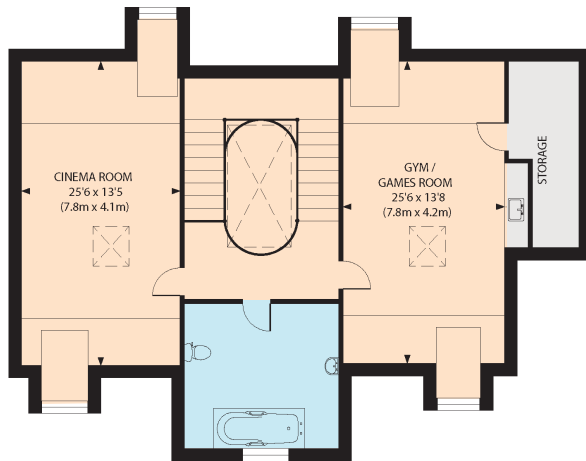
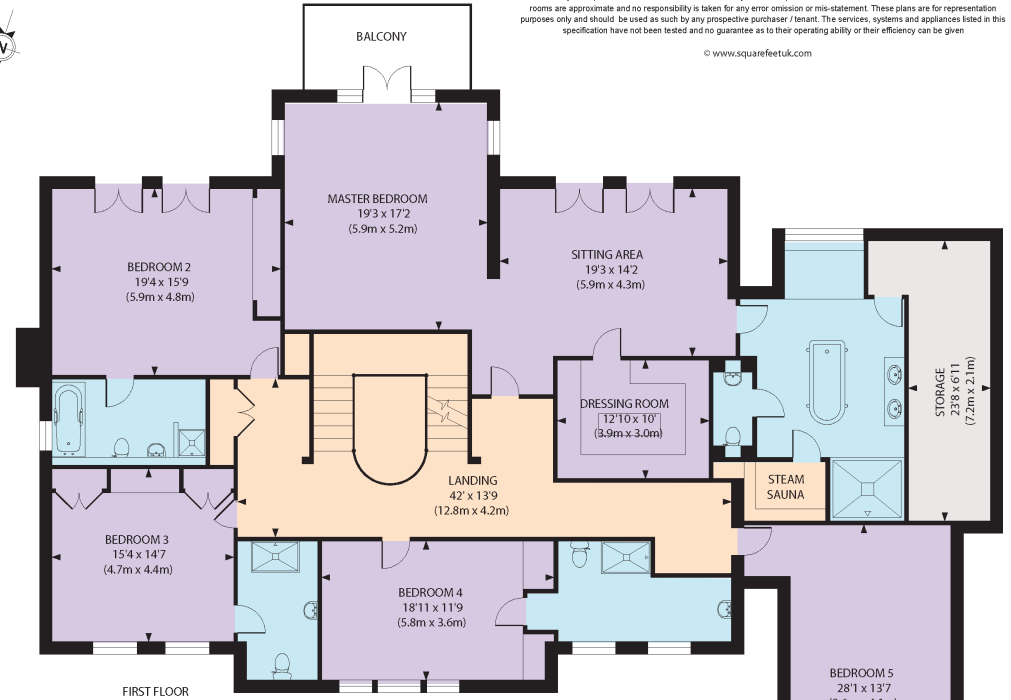
SPECIFICATION

- ◆ Driveway with automatic gates
- ◆ Professionally designed landscaped gardens
- ◆ Heated outdoor swimming pool with child safety walk on cover
- ◆ 10 year NHBC construction warranty
- ◆ Feature 3m long chandelier
- ◆ Bespoke bi-folding doors in family room opening onto the rear garden
- ◆ Fully fitted bespoke kitchen by award winning 'KBB' designer, with stone work surfaces and full range of Miele appliances
- ◆ Cat5e wired with network and telephone sockets in all habitable rooms
- ◆ Burge sanitary ware in master bathroom and main cloakroom
- ◆ Separate steam room in master en suite
- ◆ Full air conditioning to the kitchen/breakfast/family/dining/drawing/study/playroom/cinema/gym/and master bedroom
- ◆ Under floor heating to all floors with zoned thermostatic controls
- ◆ Programmable Rako mood lighting system in all rooms
- ◆ Sonos music system in all principle rooms controlled either by Sonos remote, iPhone, iPad, or Android. Includes worldwide radio station stereo sound via internet connection
- ◆ Bespoke cinema room with 7.1 surround system pre wiring, Black Wing projector and screen





APPROX. GROSS INTERNAL FLOOR AREA 8806 SQ FT / 818 SQ M
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	82	82

Energy Efficiency Rating: Very energy efficient - lower running costs. Scale A (92-100) to G (1-20). Current: 84, Potential: 84.
Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions. Scale A (92-100) to G (1-20). Current: 82, Potential: 82.

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: January 2012. Photographs dated: January 2012.

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Amenities in the area



- ◆ Schools: Danes Hill, ACS Cobham International School, Notre Dame, Claremont Fan Court School, Parkside, Reeds and Feltonfleet



- ◆ Trains: Oxshott to London Waterloo, from 32 minutes



- ◆ Shopping: Local shopping in Oxshott, Esher and Cobham. With a wider selection in Kingston-upon-Thames and Guildford



- ◆ Road Links: Access to A3, M25, motorway networks, Gatwick and Heathrow airports



- ◆ Golf and Racing: Fine golf courses abound. Sandown Park, Ascot and Epsom Race Courses are a short distance away



- ◆ Walking: Oxshott Heath and Prince's Coverts are nearby providing excellent walks



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