

RP

RIDGELAND PLACE



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A boutique collection of just four luxury new build homes, positioned in a quiet cul-de-sac on the Cobham-Oxshott border. Each property is finished to an exceptional specification and standard, featuring bespoke kitchens by Crouch Design, fitted wardrobes by Draks, and sophisticated Porcelanosa tiles and sanitary ware.

Traditionally built, each home offers solid concrete floors and underfloor heating throughout, ensuring both comfort and durability. Careful consideration has been given to energy efficiency, with sustainable features including solar photovoltaic panels and a waste water heat recovery system.

Ridgeland Place enjoys a prime location moments from the entrance to Oxshott Heath with over 200 acres of woodland and heathland to explore. The heath also provides a scenic route to Oxshott Railway Station, where trains to London Waterloo take around 37 minutes.

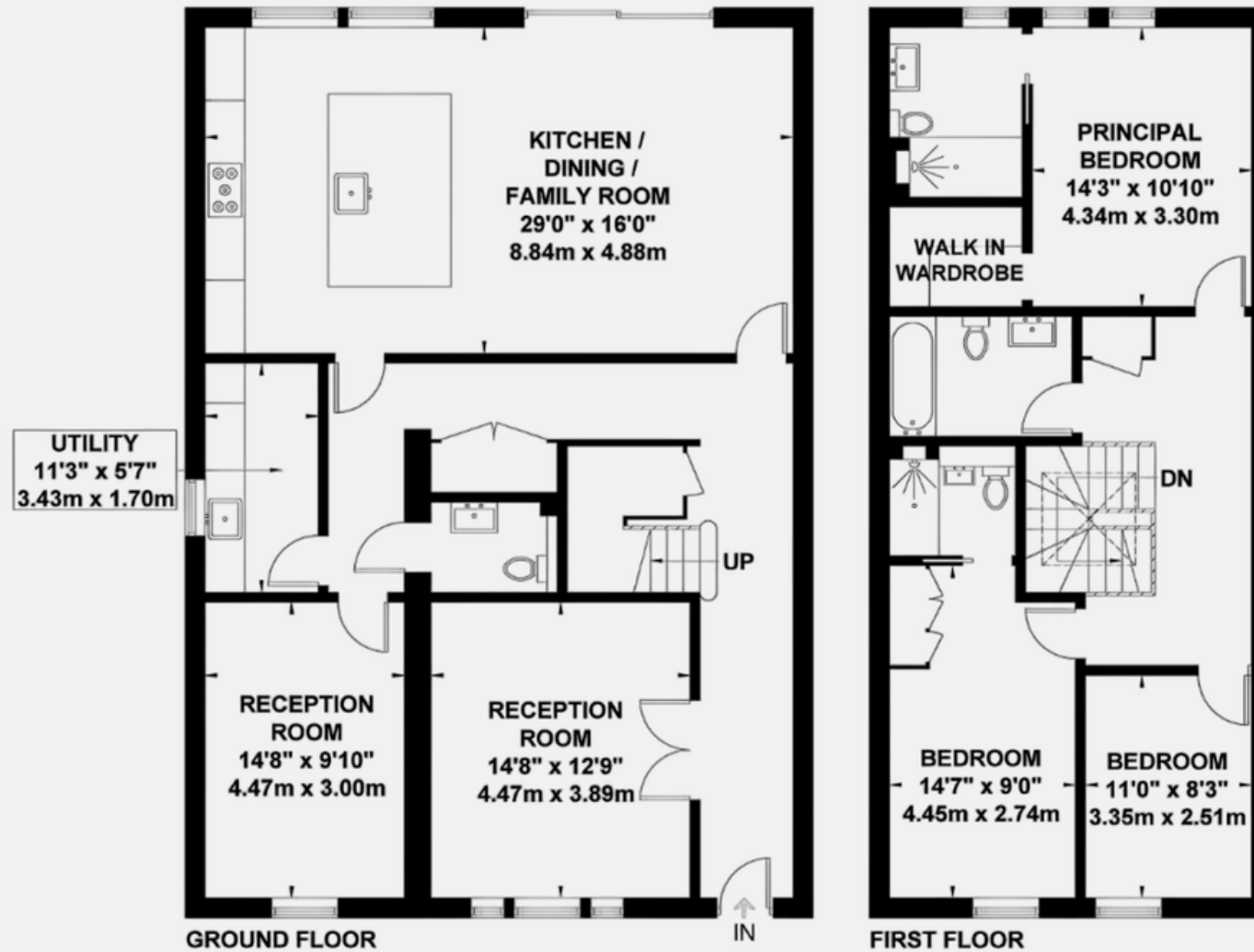
Oxshott and Cobham high streets both offer an excellent selection of independent shops, cafés and restaurants, and there are a number of excellent state and private schools close by, including Danes Hill, Reed's, Parkside and The Royal Kent.





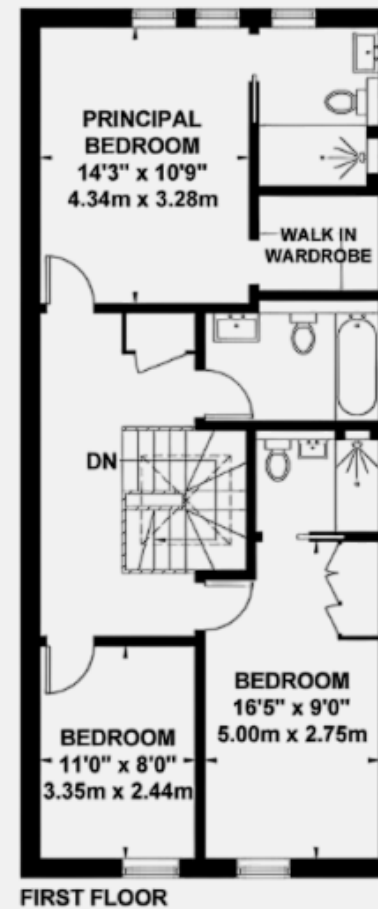
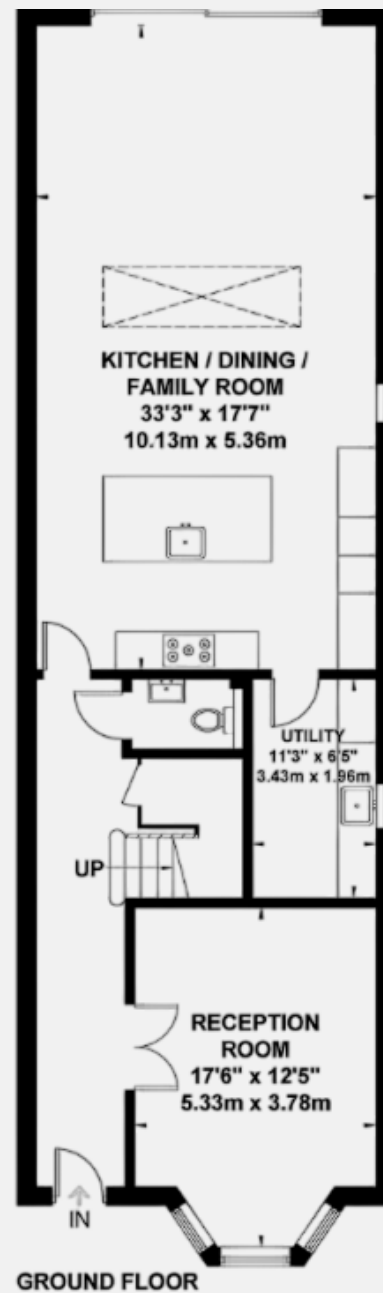
PLOT 1

2053 sq.ft / 190.8 sq.m



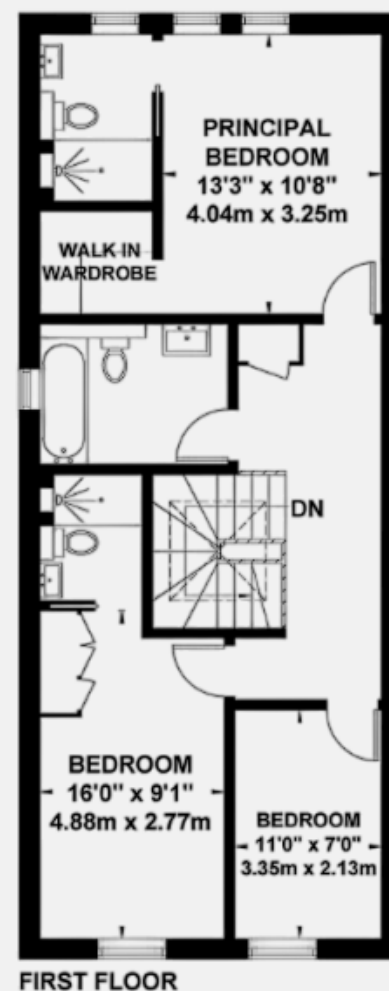
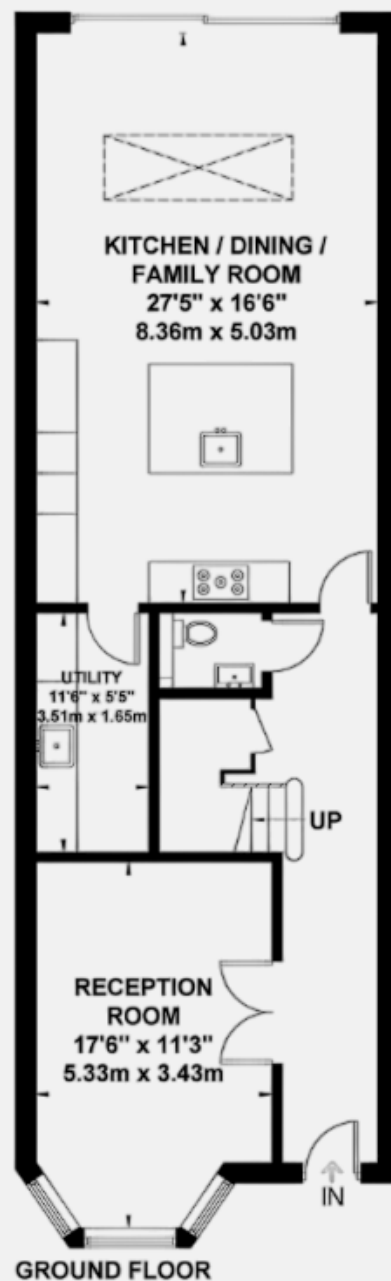
PLOT 2

1904 sq.ft / 176.9 sq.m



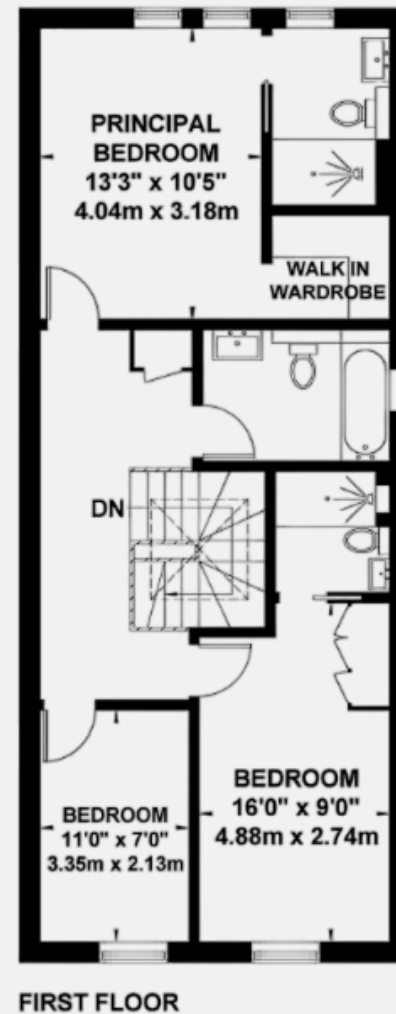
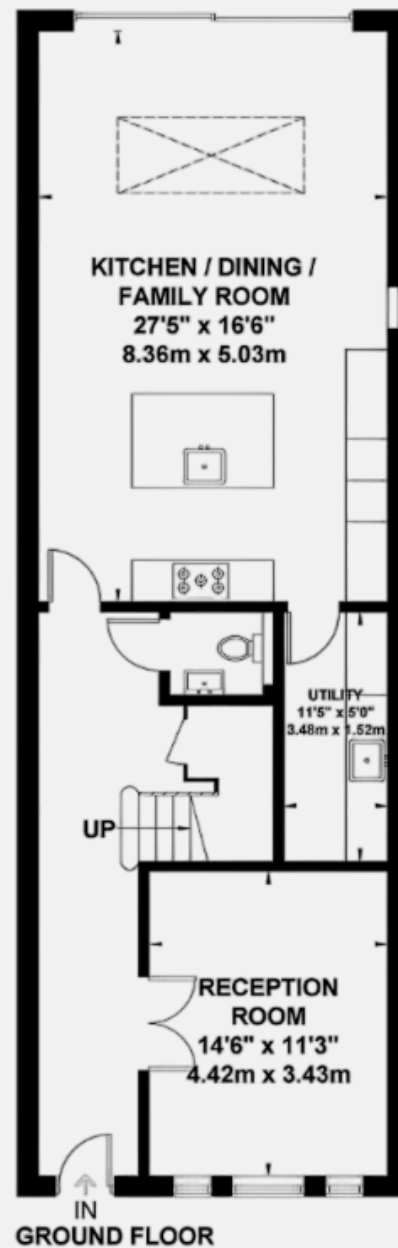
PLOT 3

1674 sq.ft / 155.5 sq.m



PLOT 4

1654 sq.ft / 153.7 sq.m





SPECIFICATION

KITCHEN

- Bespoke kitchens by Crouch Design
- Integrated Siemens appliances:
 - Full height fridge
 - Full height freezer
 - Two ovens
 - Induction hob
 - Dishwasher
- Wine fridge
- Quooker Boiling Tap
- Bespoke fitted pantry with integrated microwave
- Quartz worktops with 'waterfall' edge
- Island with breakfast bar



UTILITY ROOM

- Bespoke utility rooms by Crouch Design
- Quartz worktops
- Fitted Siemens Washing Machine and Tumble Dryer

BATHROOMS

- Porcelenosa tiles, sanitary ware and vanity units
- Large fitted mirrors
- Heated towel radiators
- Ceiling mounted showers with Mira digital controls

WARRANTY

- 10 year Buildzone warranty





SPECIFICATION

INTERIOR FEATURES

- Large format Porcelona tiles throughout the ground floor
- Concrete floors to both floors
- Solid blockwork walls between each room
- Loft with integrated ladder
- Feature skylights over each stairwell
- Feature skylights in kitchen/dining/living rooms in Plots 2, 3 and 4
- Bespoke oversized solid wooden doors
- Large sliding doors onto the gardens
- Bespoke Draks dressing rooms to each principal bedroom
- Bespoke Draks wardrobes to each second bedroom
- 2.7m average ceiling height

EXTERNAL FEATURES

- Porcelain tiled patio
- External lighting
- External power socket and tap
- Two parking spaces per dwelling plus two visitor parking spaces
- EV charger for each house
- Timber sash double glazed windows
- Landscaped gardens

LIGHTING, ELECTRICAL AND HEATING

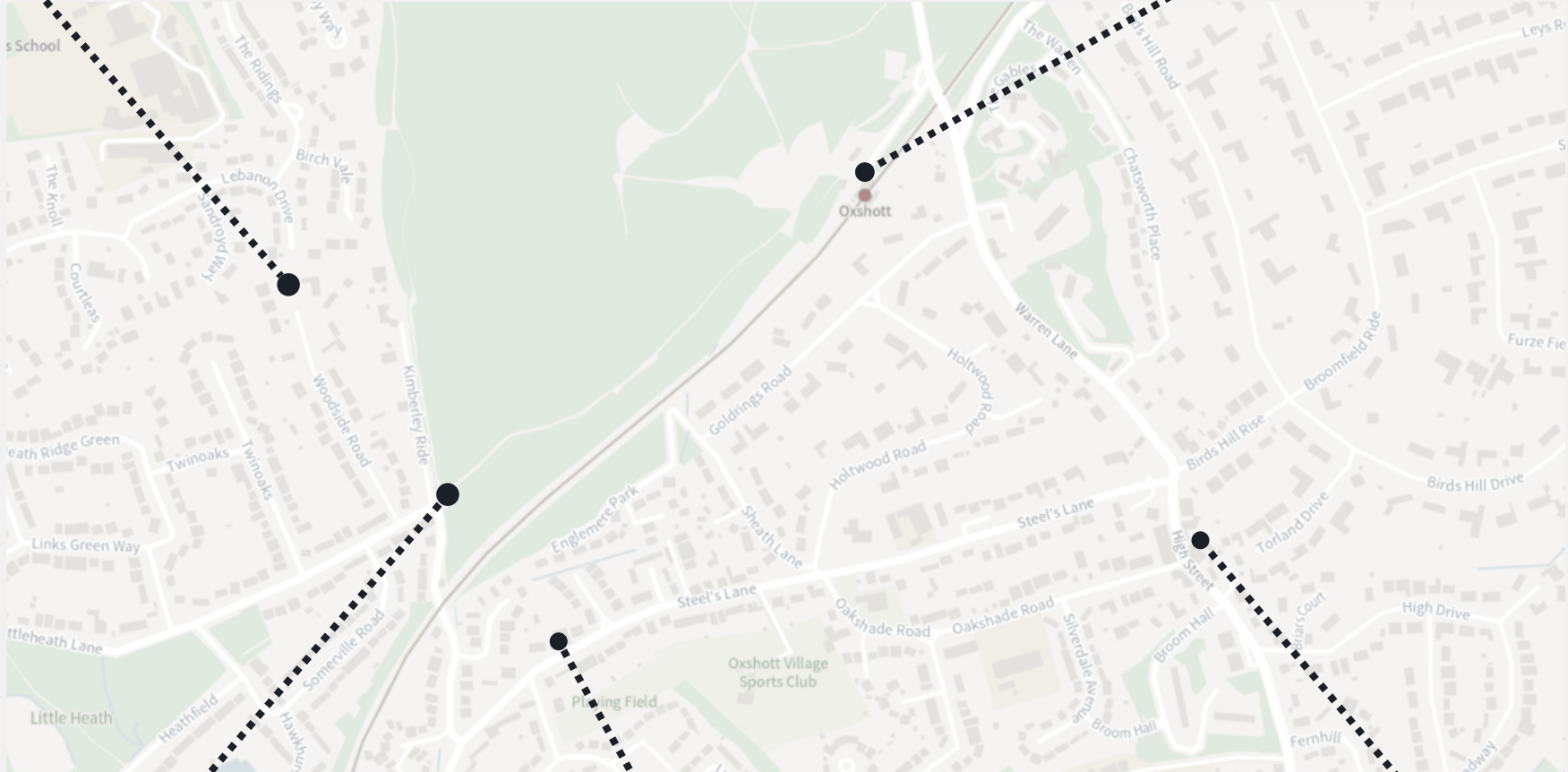
- Underfloor heating throughout
- Gas boiler with water tank
- 'A' Rated Predicted Energy Assessment
- Solar Photovoltaic Panels
- Waste Water Heat Recovery System
- Hard wired alarm



LOCATION

Ridgeland Place

Oxshott Train Station



Footpath into Oxshott Heath
and to Oxshott Train Station

Local shop

Oxshott High Street



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