

# LINDEN LODGE

18 SPICERS FIELD • OXSHOTT



# LINDEN LODGE

OXSHOTT • SURREY

**Brand new family home built by  
Queensgate situated in the heart of the  
Crown Estate**

Entrance hall • Drawing room • Dining room  
Kitchen/Breakfast/Family room • TV room • Study • Utility  
room • Wine room • WC

Master suite with sitting area, dressing area, ensuite  
bathroom and balcony • Four further bedroom suites  
Bonus room • Bar • Shower room

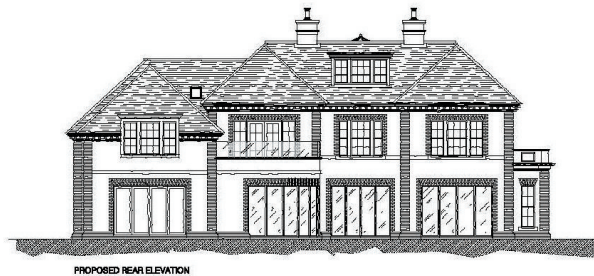
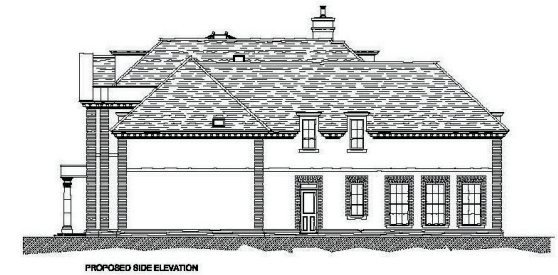
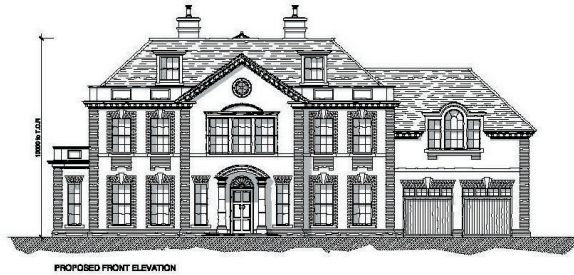
Self-contained one bedroom annexe • Swimming pool •  
Pool house / Gym  
Double garage • Landscaped gardens and grounds

**Gross internal area approximately 9,128 sq. ft.**

**In all about 0.5 acres**

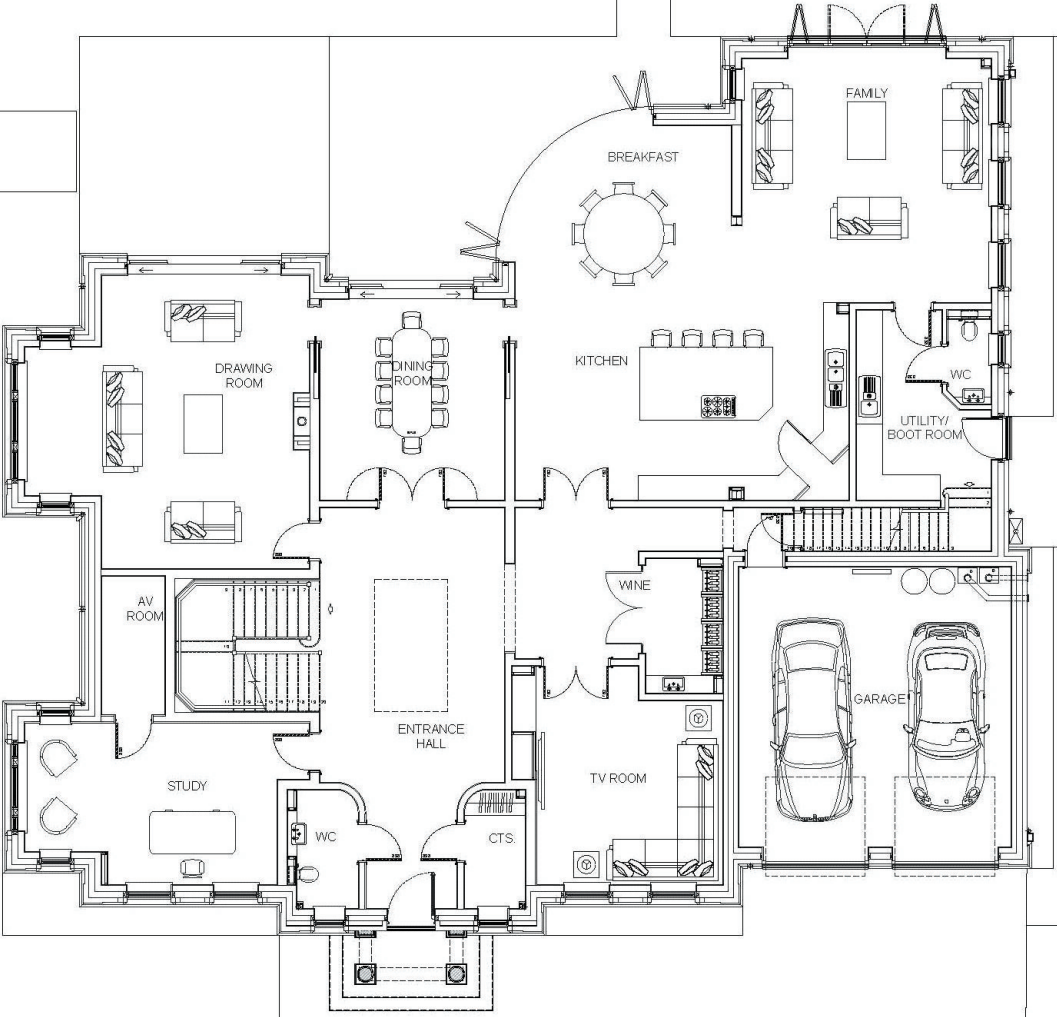
Cobham 3.4 miles • Esher 3.2 miles  
M25 3.5 miles • Central London 20.4 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



ALL INTERNAL GROUND FLOOR DOORS TO BE 2400mm HIGH EXCEPT WHERE INDICATED REFER TO CLIENT SPECIFICATION

**DISCLAIMER NOTE**  
 This is a preliminary floor plan. It is not intended to be used for construction. All dimensions are approximate. Any dimensions shown are for information only. Refer to the client specification for details.



Rev	Desc	Date
P1	ISSUED FOR INFORMATION	03/11/17

PRELIMINARY ISSUE

**ASCOT DESIGN**  
 Architecture  
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 www.ascotdesign.com

**Client:** QUEENSGATE CORPORATION LTD.

**Project:** 18 SPICERS FIELD, OXSHOTT, LEATHERHEAD

**Drawing Title:** GROUND FLOOR PLAN (BLANK)

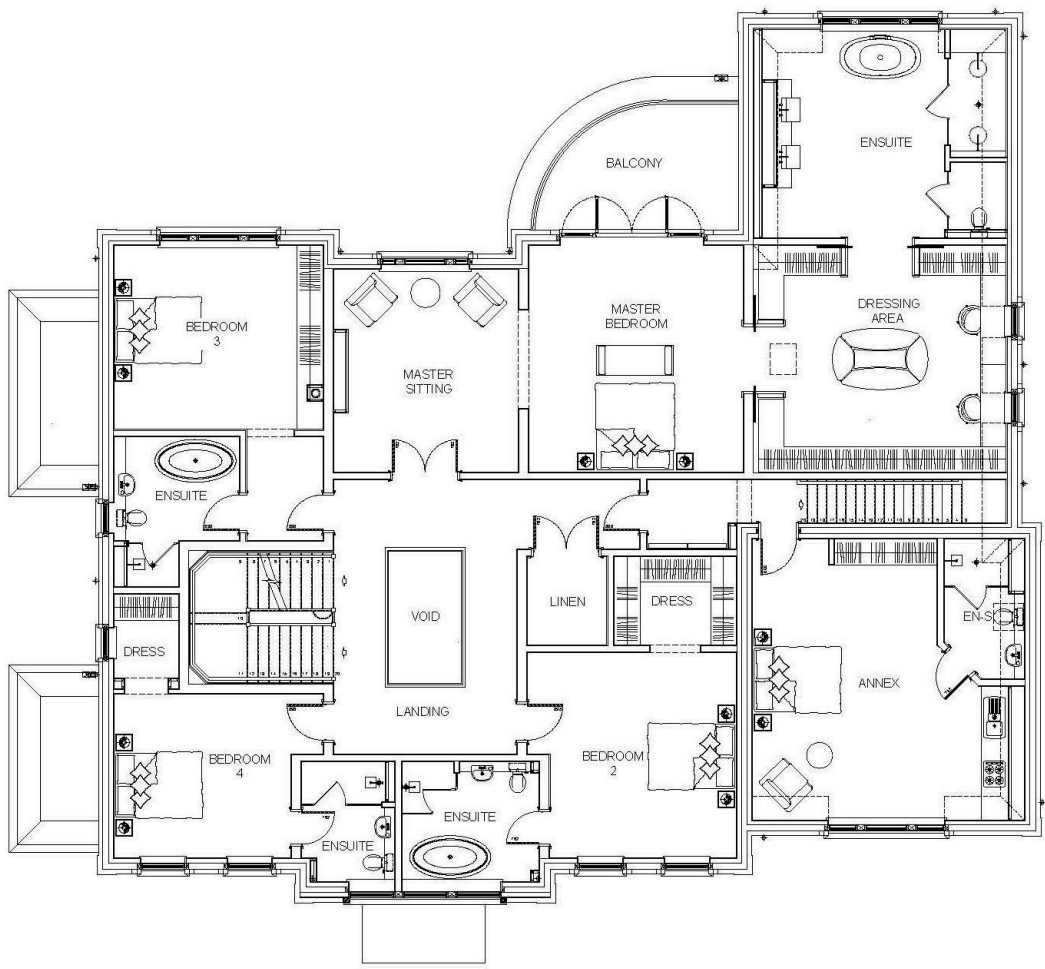
**Scale:** 1:50 @ A1 **Date:** OCT 2017 **Drawn:** MBS

**Client Ref:** 17-T2115-1110 **Rev:** P1

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ALL INTERNAL FIRST FLOOR  
DOORS TO BE 2300mm HIGH  
EXCEPT WHERE INDICATED  
REFER TO CLIENT  
SPECIFICATION

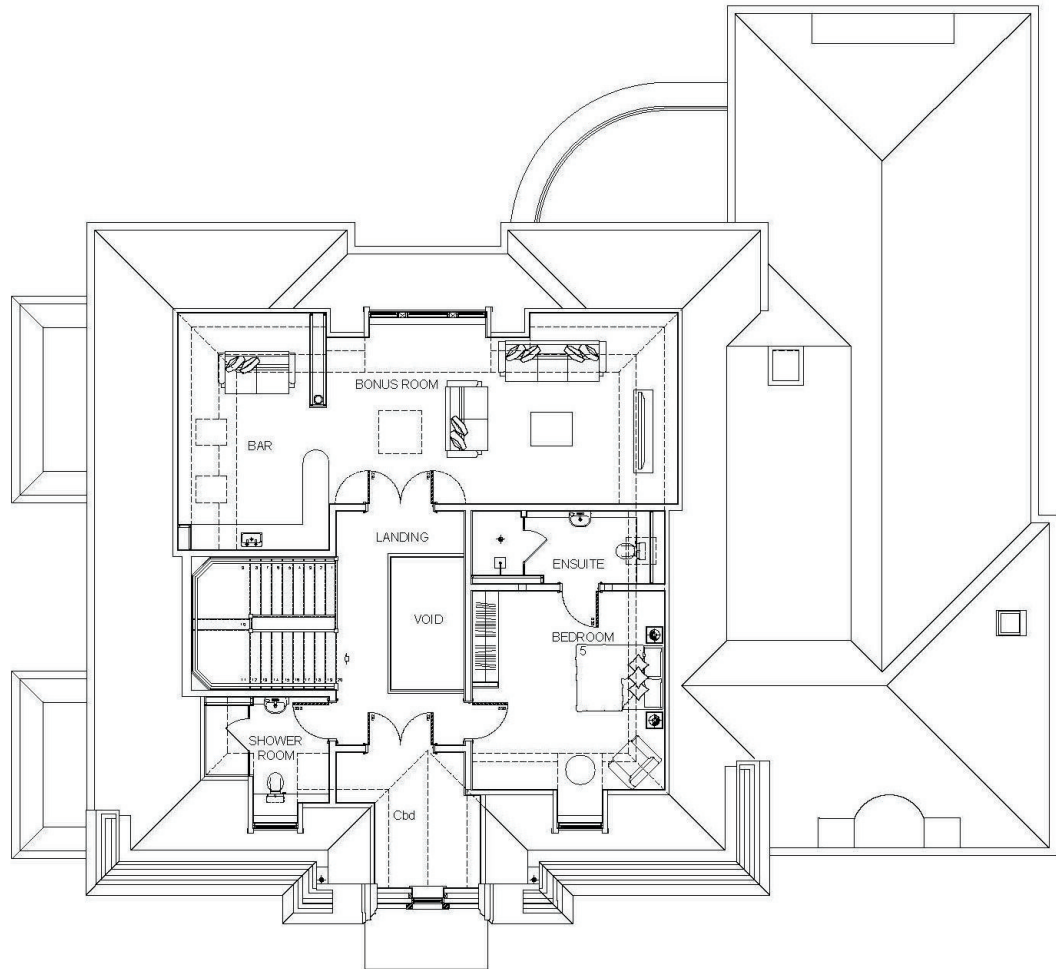
**LEGEND/KEYNOTE**  
 Floor level of the drawing. If not otherwise indicated, all levels are to be taken from the existing ground level. All levels are to be taken from the existing ground level. All levels are to be taken from the existing ground level.




REV	DATE	DESCRIPTION
P1	03/11/17	ISSUED FOR INFORMATION
<b>PRELIMINARY ISSUE</b>		
 <b>ASCOT DESIGN</b> Architecture <small>REGISTERED ARCHITECTS 35-61 HIGH STREET, LEATHERHEAD, SURREY          TEL: 01844 290200 FAX: 01844 290233 EMAIL: info@ascotdesign.com          www.ascotdesign.com</small>		
CLIENT: QUEENSGATE CORPORATION LTD.		
PROJECT: 18 SPICERS FIELD, OXSHOTT, LEATHERHEAD		
DRAWING TITLE: FIRST FLOOR PLAN (BLANK)		
SCALE: 1:50 @ A1	DATE: OCT 2017	DESIGNER: MEG
DRAWING NO: 17-T2115 - 1111	REV: P1	
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ALL INTERNAL SECOND FLOOR  
DOORS TO BE 2040mm HIGH  
EXCEPT WHERE INDICATED  
REFER TO CLIENT  
SPECIFICATION

**DISCLAIMER NOTE**  
 I confirm that the drawings, figures and/or details are to be taken for reference.  
 No reliance should be placed on the drawings, figures and/or details for construction.  
 No warranty is given for the drawings, figures and/or details.



Rev	Date	Drawn
P1	09/11/17	ISSUED FOR INFORMATION
<b>PRELIMINARY ISSUE</b>		
 <b>ASCOT DESIGN</b> Architecture <small>24 Ashby House, 204-61 High Street, Leicestershire, LE1 1JG          Tel: 01534 296530 Fax: 01534 296571 Email: info@ascotdesign.co.uk          www.ascotdesign.co.uk</small>		
Client		
QUEENSGATE CORPORATION LTD.		
Project		
18 SPICERS FIELD, OXSHOTT, LEATHERHEAD		
Drawing Title		
SECOND FLOOR PLAN (BLANK)		
Scale	Date	Drawn
1:50 @ A1	OCT 2017	MES
Client Ref	Rev	
17-T2115 - 1112	P1	
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## Specification

- ◆ ½ acre plot
- ◆ 9128 sq/ft (internal inc garage)
- ◆ Master Suite approaching 1200 sq/ft
- ◆ 4 further en-suite bedrooms
- ◆ Self contained Annex above large garage with separate entrance
- ◆ Games Room
- ◆ Wine Cellar
- ◆ Gym / Pool House
- ◆ Electronic double gates
- ◆ Resin bound driveway
- ◆ Control 4 Video entry system
- ◆ Control 4 lighting system
- ◆ Control 4 Audio systems
- ◆ Control 4 TV distribution throughout
- ◆ Integrated Burglar Alarm and Fire Alarm systems
- ◆ Wet Room showers to most bathrooms
- ◆ Concrete floors throughout
- ◆ Stone clad concrete staircases with contemporary spindles and dark wooden handrail
- ◆ Under floor heating to all floors
- ◆ Air conditioning to Kitchen / Family Room, all first floor bedrooms and Gym
- ◆ Fully landscaped gardens

