

Payne & Co.



21 Oast Road

Oxted RH8 9DU

Freehold

£1,150,000



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Situation

Positioned in a sought after address close to open countryside, yet within easy access of Hurst Green commuter railway station (2 min walk) with direct trains to London Bridge (34 mins) and Victoria (42 mins) and local main roads (A25 and M25).

Oxted town centre, around 1.5km away boasts a vibrant and sophisticated town centre that caters to every need. The High Street with its charming Tudor-style buildings is home to a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, Everyman Cinema, historic Barn Theatre and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as Limpsfield Chart and Tandridge Golf Clubs, Limpsfield Tennis Club (racquet sports) and Cricket Club.

Location/Directions

Heading north west from Greenhurst Lane, the property will be found on your left hand side after around 200m. For SatNav use: RH8 9DU

To Be Sold

Offered to the market with 'No Onward Chain' is this large detached family home set on a generous and secluded plot of circa 0.5 acre and nestled in one of Oxted's most desirable roads. Ready to live in with an opportunity to renovate to a buyer's own needs overtime with planning permission having been granted from Tandridge District Council (Ref. 2024/179) for increasing space through front and rear extensions.

'L' Shaped Entrance Hall

Tiled flooring, principal staircase to first floor.

Cloakroom

Low suite w.c, wash hand basin and tiled flooring.

Kitchen/Diner

Pine fronted units, granite worktops with double butler sink, base drawers and cupboards, wall mounted cupboards, Bosch dishwasher, fitted Aga, central island providing additional storage and additional worktop area, cupboard housing upright fridge freezer, built-in pantry, two Velux windows, quarry tiled flooring, outlook over rear garden.

Sitting Room

French doors leading to rear garden, double doors to;

Sunroom

Connecting door to hallway, double doors leading to outside.

Utility Room

One and a half bowl stainless steel sink unit, base drawers and cupboards, Bosch washing machine, two ring gas hob, base cupboard, tall cupboard and wall mounted cupboards, door to;

Double Garage

Inner Lobby

Secondary staircase to first floor, built-in cupboard under the stairs, walk in pantry and stable style door leading to outside.

Principal Staircase to First Floor Landing

Trap to loft.

Tel: 01883 712261

Principal Bedroom

Large double aspect room with vaulted ceiling, attractive outlook over rear garden.

En-Suite Shower Room

Modern suite of corner shower cubicle, pedestal wash basin, low suite w.c, tiled flooring, part tiled walls, heated towel rail.

Bedroom Two

Outlook over rear garden, built-in low level wardrobe cupboard.

Bedroom Three

Eaves storage cupboard, low level built in wardrobe cupboard.

Family Bathroom (One)

Stylish suite of Roll-top bath, pedestal wash basin, low suite w.c, tiled flooring, part tiled walls, heated towel rail, velux window.

Secondary Stair Case to First Floor

Trap to loft.

Bedroom Four

Two eaves storage cupboards, rear aspect window with outlook over garden.

Bedroom Five

Eaves storage cupboard, front aspect window.

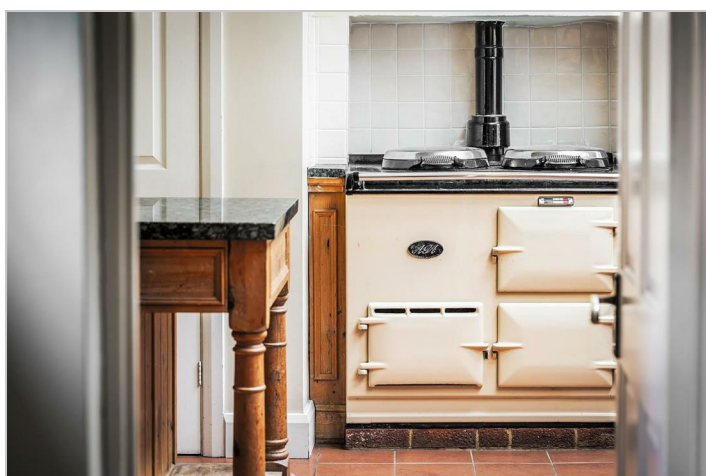
Family Bathroom (Two)

Stylish suite of Roll-top bath, low suite w.c, pedestal wash basin, tiled floor, part tiled walls, heated towel rail.

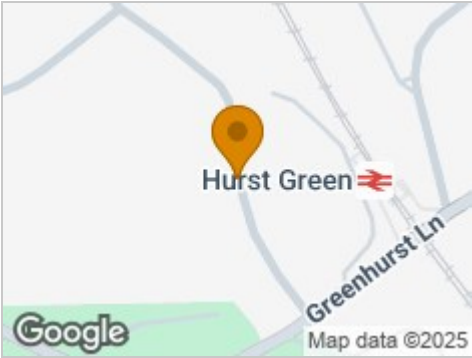
Outside

Block paved driveway providing ample off street parking for up to 4 cars including turning area, leading to Double Garage with rear personal door, two electric up and over doors. Side gate leading to rear garden with paved patio/entertaining area, steps leading to a large expanse of lawn with an abundance of shrubs, and mature trees, further patio areas and garden shed.

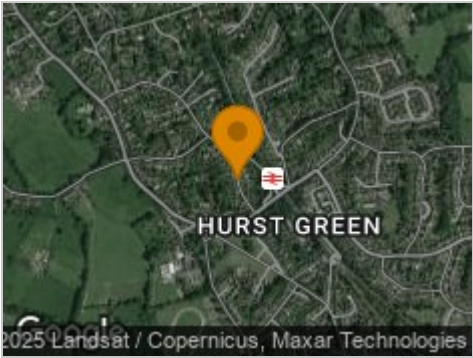
Tandridge District Council Tax Band G



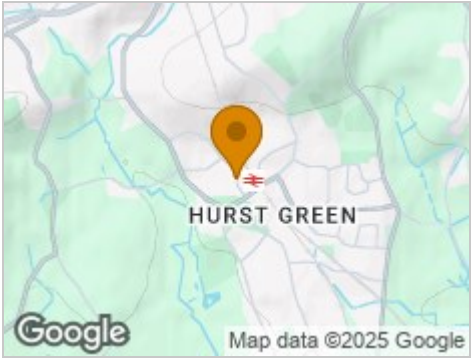
Road Map



Hybrid Map



Terrain Map



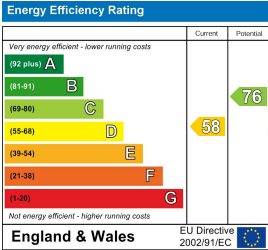
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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