

Payne & Co.



1 Culver Drive

Oxted RH8 9HP

Freehold

£1,495,000



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Situation

1 Culver Drive is in an extremely convenient location and is within easy walking distance of Oxted town centre offering a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From Godstone on the A25, proceed to the traffic lights (Morrisons supermarket entrance on your left) and take the right hand filter lane into Woodhurst Lane. After a short distance take the first right into Culver Drive and Hurst Lodge is the first property on your left hand side. For SatNav use RH8 9HP

To Be Sold

Set in an elevated position and located in a small cul-de-sac, we are delighted to offer this this well appointed and recently modernised large family home offering a mature and secluded garden. There is ample driveway parking, double garage and is within a short walk of all the offerings of Oxted's town centre.

Can prospective purchasers note that the en suite to the principal bedroom is currently being refurbished and will be completed prior to an exchange of contracts.

Entrance Hall

Amtico flooring, stairs to first floor, built-in storage cupboard under stairs.

Cloakroom

Low suite w.c, wash hand basin, heated towel rail, Amtico flooring, deep walk-in cloaks cupboard.

Lounge

Twin bay windows with fitted made to measure window shutters, natural wood flooring, feature open fireplace with decorative tiled surround and marble mantel piece and hearth.

Study/Office

Amtico flooring, made to measure shutters to front window.

Kitchen/Family Room

Sunken stainless steel bowl with mixer tap, Corian worktops, integrated fridge freezer and dishwasher, two Neff integrated ovens, central island with Neff integrated hob with integral fan, base drawers and cupboards, breakfast bar area, integrated wine cooler, made to measure high level fitted shelves and low level cupboards, underfloor heating, three Velux windows. Bi-folding doors leading to rear garden.

Utility Room

Sunken bowl with mixer tap, base drawers and cupboards, integrated fridge/freezer, plumbing available for washing machine, appliances space, trades door to outside and door to;

Large Garage

Electric roller door, electric light and power.

Stairs to First Floor

Deep eaves storage cupboards.

Bedroom One

Rear aspect window with attractive outlook over rear garden.

Tel: 01883 712261

En-Suite Shower Room

(To be completed but will be prior to purchase)

Bedroom Two

Rear aspect window with attractive outlook over rear garden.

Bedroom Three

Rear aspect window with attractive outlook over rear garden. Fitted shutters.

Bedroom Four

Walk-in dressing area, full width range of built-in wardrobe cupboards.

En-Suite Shower Room

Large walk-in shower cubicle, vanity unit, low suite w.c.

Family Bathroom

White suite of enclosed bath with mixer tap, hand shower attachment, vanity unit, low suite w.c.

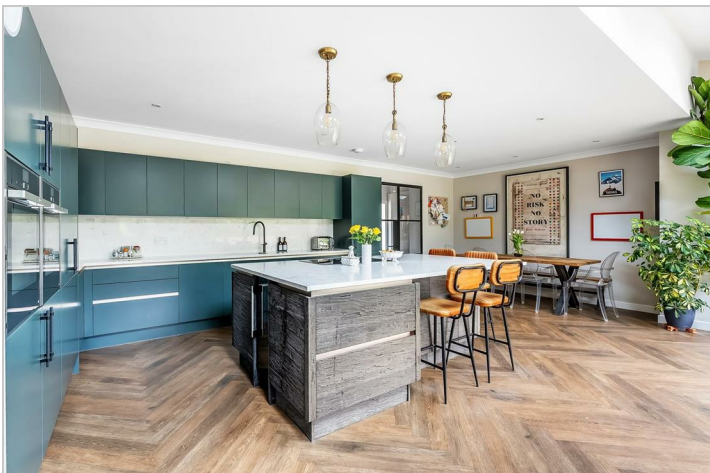
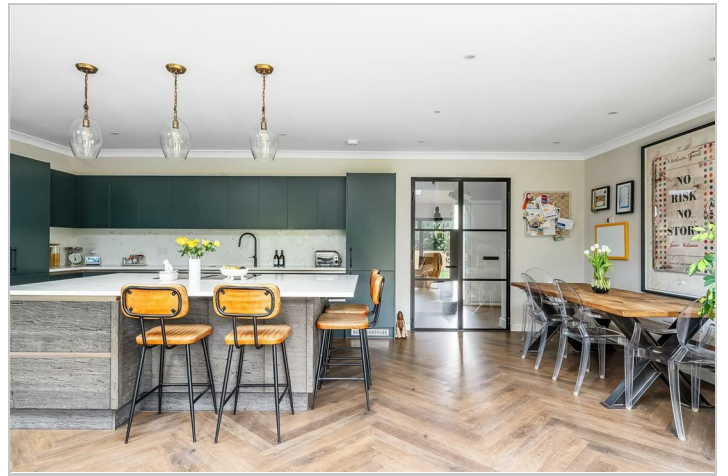
Outside

To the front of the property is a large driveway providing ample parking with resin surface providing ample which leads to the garage. There is a small area of lawn as well as a tiered rockery with a growing yew hedge to provide

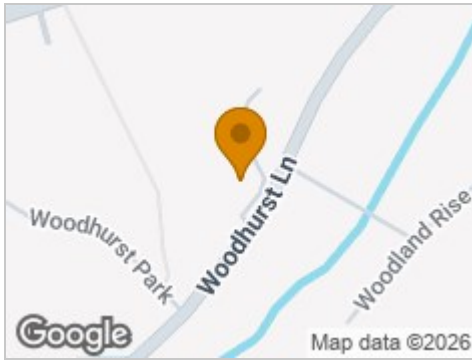
eventual mature hedging.

The REAR GARDEN is a particular feature and offers a high degree of seclusion from any neighbouring properties. there is a pathway that runs along the rear of the property as well as a large 'resin surfaced' patio / entertaining area which overlooks the large expanse of level lawn. There are a number of mature shrub borders as well as a most useful garden store / 'man's cave' with attached shelter to the side of the property.

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



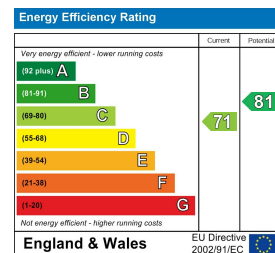
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.