

# Payne&Co.



Woodhurst Lane

Oxted RH8 9HJ

Freehold

£1,300,000



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## Situation

Springfield House is located towards the southern end of Woodhurst Lane within comfortable walking distance of Hurst Green mainline railway station. Oxted town centre approximately one mile away offers 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 our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left into East Hill. At the traffic lights turn right into Woodhurst Lane ignoring all left and right hand turnings. As you approach the southern end of Woodhurst Lane, Springfield will be found on your ..... hand side.

## To Be Sold

Offered to the market for the first time since 1970, this family home requires comprehensive modernisation throughout. Enjoying far reaching westerly views over open countryside and occupying a plot of just under 0.5 acre, this 1950's property offers scope for extending, subject to gaining the necessary consents.

## Covered Porch

Leading to,

## Front Door

Leading to,

## Hallway

Radiator, doors to;

## Cloakroom

Front aspect frosted window, radiator, two piece white sanitary suite (comprising close coupled w.c, wash hand basin), under stair cupboard.

## Bedroom

Front aspect bay window and side aspect double glazed window, radiator, door to;

## Shower Room

Extractor fan, radiator, two piece white sanitary suite (comprising wash hand basin with mixer tap, shower enclosure with integrated Aqualisa controls), part tiled walls.

## Kitchen

Rear aspect and side aspect windows, range of eye and base level units, work surfaces with inset 4 ring wipe-clean hob and inset stainless steel sink with drainer and mixer tap, spaces for below counter appliances of washing machine and dishwasher, space for tall fridge freezer, integrated oven, wall mounted heater. Boiler cupboard (floor mounted boiler, electric meter and fuse board).

## Dining Room

Rear aspect window, radiator, fireplace of brick and tile, integral storage, serving hatch to kitchen.

## Sitting Room

Front aspect and two side aspect windows, radiator, fireplace of brick and tile. Double doors to;

### **Sun Room**

Triple aspect windows, low level radiator, door to rear garden.

### **First Floor Landing**

Front aspect window, loft hatch, doors to;

### **Principal Bedroom**

Front aspect window and rear aspect double glazed window, two radiators, fitted wardrobes.

### **Bedroom**

Rear aspect window, radiator, fitted wardrobes, integral storage.

### **Bedroom**

Rear aspect window, radiator, fitted wardrobes, integral storage.

### **Bedroom**

Front and side aspect windows, two radiators, fitted wardrobes.

### **Cloakroom**

Side aspect frosted window, close coupled w.c, radiator.

### **Bathroom**

Front aspect frosted window, two piece sanitary suite

(comprising wash hand basin, bath with shower over), tiled walls, radiator.

### **Outside**

Occupying a plot of just under 0.5 acre, the plot falls away gently towards the west forming stunning westerly views over adjoining rolling open countryside that are enjoyed as much from within the property as they are from the rear garden.

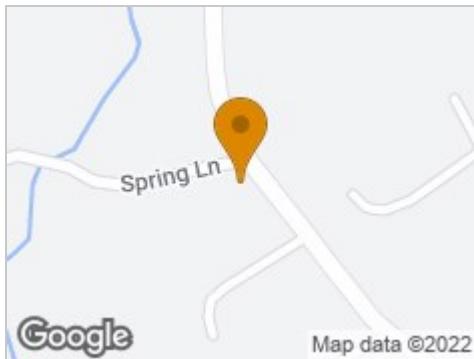
The well screened front garden provides off road parking for a generous number of cars together with access up to the detached double garage (complete with light, power and three lockable store rooms within). The remainder of this space is given over to lawn with flower border.

The rear garden features a patio adjacent to the rear elevation from where several steps lead down to a generously sized lawn complete with flower and shrub borders. Also featuring within the garden are several gravelled paths serving a variety of flower and shrub beds and small ornamental pond.

### **Tandridge District Council Tax Band G**



## Road Map



## Hybrid Map



## Terrain Map



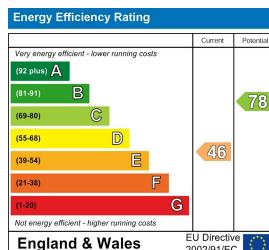
## Floor Plan



## 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.