

# Payne & Co.



## Spring Cottage Ridlands Lane

Freehold

Limpsfield Chart Oxted RH8 OSS

£695,000



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## Situation

Located in the popular area of Limpsfield Chart, within a short walk of acres of National Trust owned common land with pleasant rural walks. Oxted town centre is within two to three miles and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. A wide variety of sporting and recreational facilities are generally available within the local area. 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

For Satnav use RH8 OSS.

## To Be Sold

A characterful, extended and modernised semi-detached cottage in a wonderful semi rural position, benefiting from ample driveway parking, good size south facing garden which enjoys a useful garden room with adjacent office. Spring Cottage has been thoughtfully modernised by the current owners in recent years and enjoys a wonderful open plan kitchen / dining room with full width bi-fold doors which open up to the decked entertaining area which then overlooks the garden area. Within the kitchen itself, there are many integrated

appliances as well as electrically operated blinds to the roof light and blinds which are adjacent to the bi-folding doors. There is also underfloor heating present. As such, we would strongly recommend an internal viewing to fully appreciate what this property has to offer.

## Long Entrance Hall

Engineered oak flooring, stairs to first floor, useful under stairs storage cupboards, utility cupboard with plumbing available for washing machine and space for tumble dryer and housing wall mounted Worcester gas fired central heating boiler.

## Living Room

Engineered oak flooring, feature log burner, extensive range of built-in low level storage cupboards, made to measure window shutters to the front bay window.

## Kitchen/Family Room

Sunken one and a half bowl sink unit, extensive range of kitchen units comprising base drawers and cupboards, matching wall mounted cupboards, integrated Miele dishwasher, built-in bin/recycling store, Neff 5 ring gas hob with cooker hood above and integrated oven below, integrated fridge, high level Neff microwave, feature large central island, additional base drawers and cupboards, extensive range of quartz worktops, underfloor heating, central roof

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light (electrically operated full length blind), bi-folding doors to rear garden with adjacent electrically operated full length blinds.

### **Stairs to First Floor Landing**

Trap to loft.

### **Bedroom One**

Front aspect window.

### **Bedroom Two**

Range of made to measure floor to ceiling fitted wardrobe cupboards, outlook over rear garden.

### **Bedroom Three**

Outlook over rear garden.

### **Bathroom**

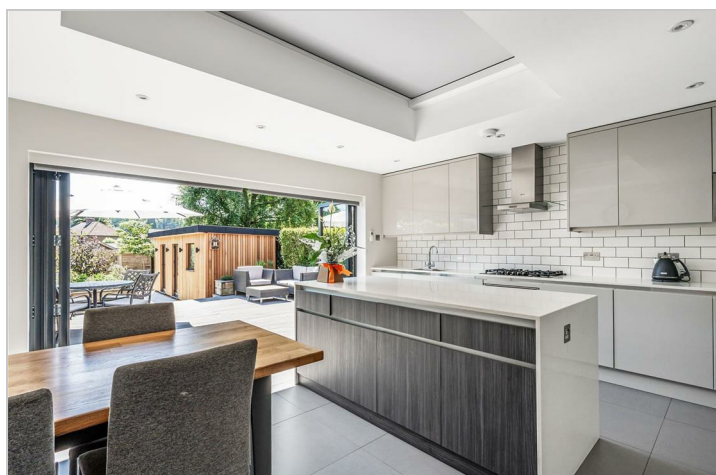
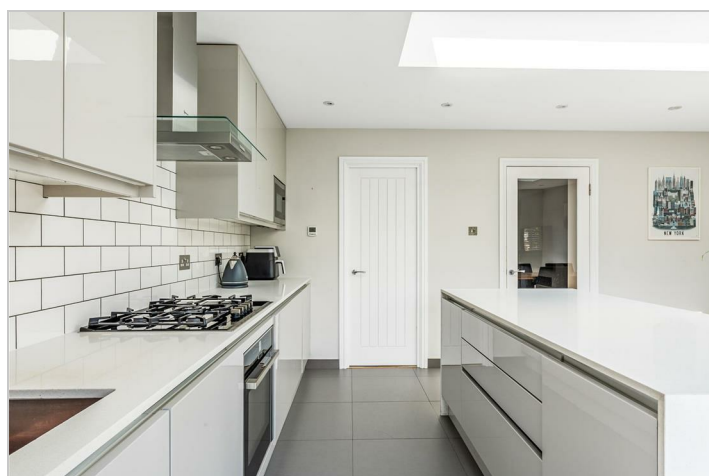
Modern white suite of enclosed bath with mixer tap, hand shower attachment and rain shower, low level w.c, vanity unit, heated ladder towel rail.

### **Outside**

To the front of the property there is a large

driveway providing parking for several vehicles, gated pathway to one side providing access to; Rear Garden - large decked/entertaining area and steps leading down to the garden. Central pathway with adjacent mature well stocked borders, leading to area of lawn, boundary privet hedging and garden shed to far end of the garden. The secluded garden is then complimented with a most impressive multi use garden room which is ideal for those working from home and could possibly be used as a gym or hobby room. Additionally there is an adjacent small office which is self contained.

### **Tandridge District Council Tax Band F**



## Road Map



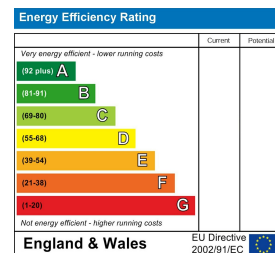
## Floor Plan



## 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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