

Payne & Co.



4 Brook Hill

Old Oxted RH8 9LR

Freehold

£515,000



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Situation

Brook Hill lies off Old Oxted Village High Street with its range of historic buildings and character public houses. Oxted centre offering a range of facilities including station with regular commuter service to Croydon and London is just under one mile away and access to the M25 motorway (junction 6) is within about three miles giving easy access to Gatwick, Heathrow and the Channel Ports. The area is well served by schools for all ages and local recreational facilities include a modern swimming pool complex in Oxted.

Location/Directions

Turn off the A25 into Old Oxted and at the top of the High Street, just after the Old Bell public house, turn right into Brook Hill and the property will be found after a short distance on your left hand side.

To Be Sold

A rarely available Victorian terrace cottage, located close to the historic area of Old Oxted providing well proportioned accommodation over two floors benefiting from private garden and off road parking. The accommodation arranged on two floors briefly comprises;

Entrance Hall

Natural wood flooring.

Sitting Room

Bay window, ornate style fireplace (display purposes only).

Dining Room

Natural wood flooring, deep built-in storage cupboard under stairs.

Kitchen

Shaker style units, 1½ bowl ceramic sink unit, base drawers and cupboards and wall mounted cupboards, glazed display unit, integrated dishwasher, 4 ring electric hob with cooker hood over, stainless steel oven, door leading to rear garden, wall mounted gas fired central heating boiler, natural area opening to;

Conservatory

Tiled flooring, double doors to rear garden.

Stairs to First Floor Landing

Trap to loft, fitted shelved linen cupboard.

Large Bathroom

Large walk-in shower, low suite w.c, pedestal wash basin, ornate style fireplace (display purposes only), attractive outlook over rear garden and fields beyond.

Bedroom One

Range of fitted wardrobe cupboards, built-in double wardrobe cupboard, ornate style fireplace.

Tel: 01883 712261

Bedroom Two

Fitted wardrobe cupboards and adjacent low level fitted shelves, attractive outlook over garden and fields beyond.

Outside

Area of front garden with small area of lawn with privet hedging and picket fencing to the front boundary.

The rear garden is a particular feature with paved patio, various areas of lawn, flower/shrub borders and garden shed. At the far end of the garden is a gateway leading to driveway parking which is approached from the end of terrace cottage.

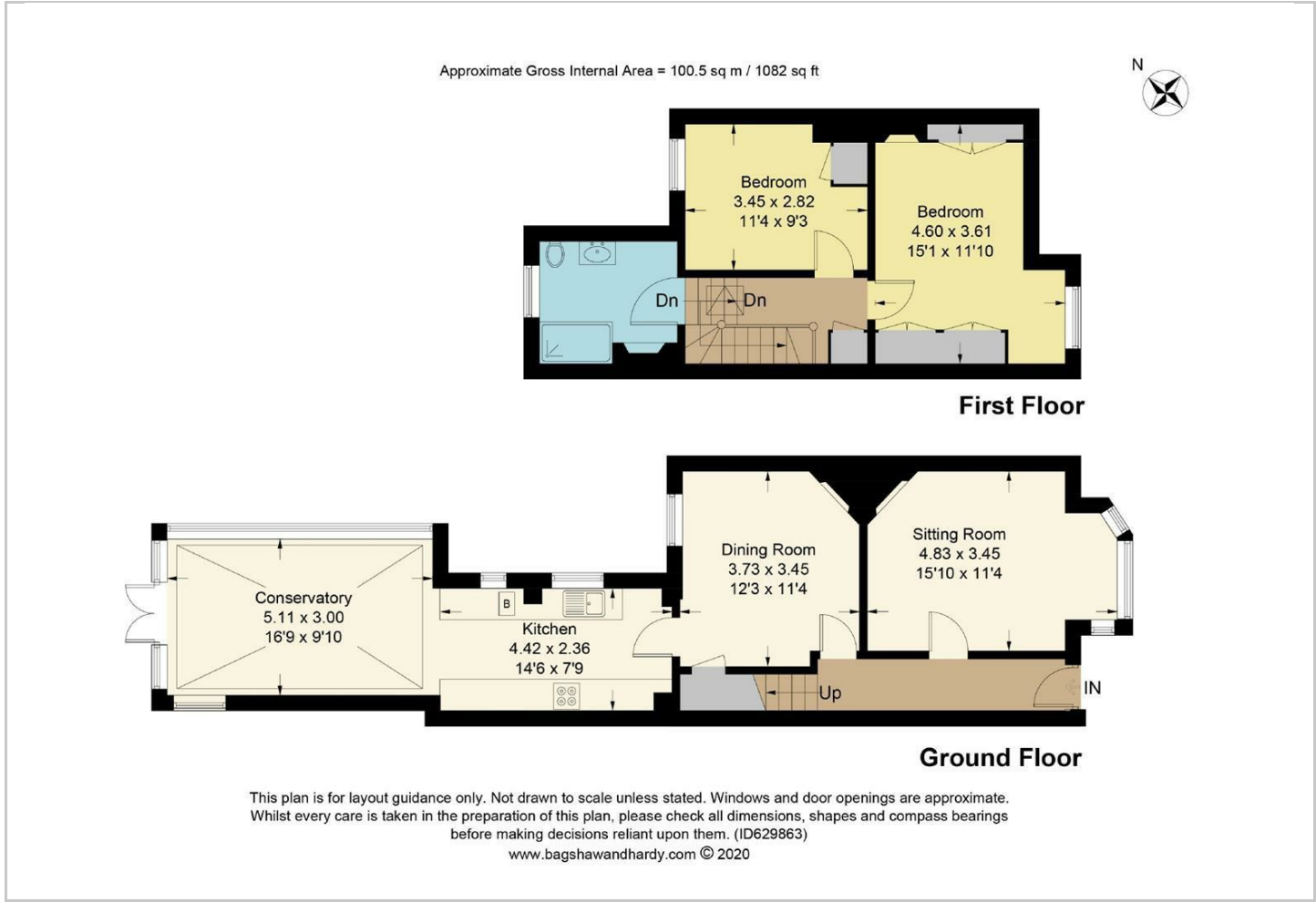
Tandridge District Council Tax Band E



Road Map



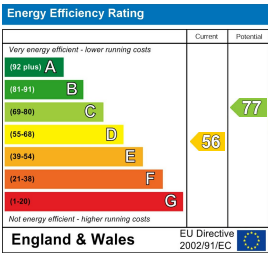
Floor Plan



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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