

# Payne & Co.



**19 Meadowbrook**

**Freehold**

**Old Oxted RH8 9LT**

**£1,000,000**



# 19 Meadowbrook

Old Oxted RH8 9LT

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## Situation

The property is wonderfully positioned in a popular residential cul-de-sac on the outskirts of Old Oxted village 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 a 15 minute walk 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

From Godstone on the A25 towards Oxted, turn right into Godstone Road and at the crossroads turn left into Sandy Lane. Take the second turning on the right into Meadowbrook which is a private road, and proceed towards the far end and turn left and then no. 19 will be found shortly on the left hand side. For SatNav use RH8 9LT.

## To Be Sold

Located in a tucked away position, close to Old Oxted High Street, a well appointed, fully modernised and attractive family home with versatile open plan living accommodation and benefitting from a manageable and very secluded garden.

## Entrance Hall

Engineered Oak flooring, deep storage cupboard under stairs, stairs to first floor.

## Living Room

Fitted coal effect gas fire with limestone surround, bay window to front, engineered Oak flooring, naturally opening to.

## Kitchen

Modern fitted units comprising single bowl sunken bowl with mixer tap, white laminate units comprising base drawers and cupboards, integrated dishwasher, inset 4 ring induction hob, integrated full height fridge and freezer, built-in stainless steel double oven, engineered Oak flooring, double doors leading to rear garden.

## Cloakroom

Low suite w.c, wash hand basin.

## Utility Room

Plumbing available for washing machine, two velux windows, wall mounted Worcester gas fired central heating boiler, ample storage.

## Dining Room/Playroom

Full width range of made to measure low level cupboards with shelves above, engineered Oak flooring.

## Sun Room

Double doors to outside.

### **Stairs to First Floor**

Engineered Oak flooring.

### **Landing**

Trap to loft, built-in airing cupboard.

### **Bedroom**

Engineered Oak flooring, front aspect window, built-in wardrobe recess.

### **Shower Room**

Large walk-in shower with two fitments, vanity unit, low suite w.c, chrome heated ladder towel rail, fully tiled walls and floor.

### **Bathroom**

White suite of enclosed bath with mixer tap and hand shower attachment, pedestal wash basin, low suite w.c, enclosed shower.

### **Bedroom**

Engineered Oak flooring, outlook over rear garden, built-in double wardrobe cupboard.

### **Bedroom**

Engineered Oak flooring, from aspect window, two built-in double wardrobe cupboards.

### **Bedroom**

Engineered Oak flooring, front aspect window.

### **Outside**

The rear garden has a paved patio with steps leading to an area of lawn and an abundance of mature shrub borders and there is also a timber summerhouse. Furthermore there is side access around each side of the property. To the front of the property there is parking for two vehicles.

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



## Road Map



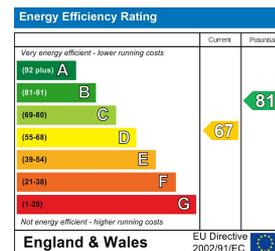
## Floor Plan



## 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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