

Payne & Co.

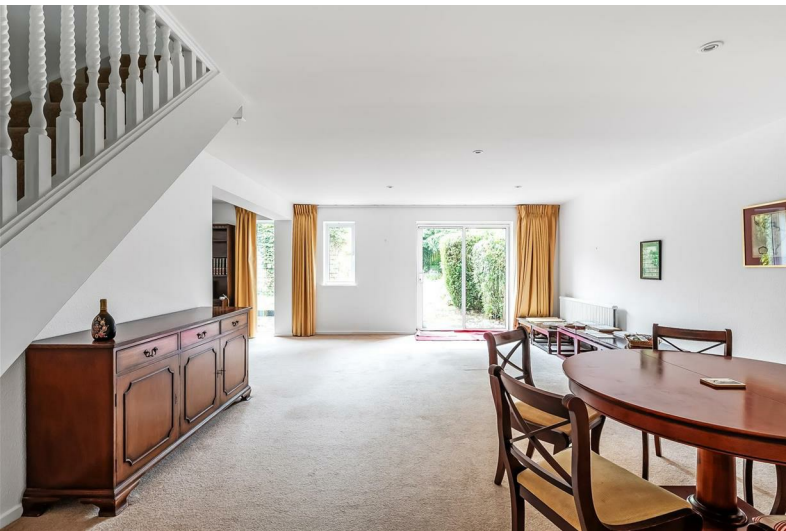


6 Stanhopes

Limpsfield Oxted RH8 0TY

Freehold

£985,000



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Situation

Located close to the heart of this popular Surrey village approximately one mile from Oxted town centre which offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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

For SatNav use: RH8 0TY

On entering Stanhopes the property is found on the right hand side.

To Be Sold

Situated in the highly sought after Stanhopes development this family home offers off road parking, garage and secluded rear garden. The property is situated close to the centre of this pretty village, its village shop, community owned pub and The Limpsfield Club (a racket sports club). The accommodation briefly comprises :

Covered Porch

The entrance of the property is framed by a covered porch and houses a built in lockable storage cupboard.

Entrance Hall

An open hallway with staircase to the first floor landing, and opening to the lounge/dining room.

Lounge/Dining Room

A generously sized lounge/dining room offering excellent versatility, with patio doors leading to the rear garden and a glass serving hatch to the kitchen.

Kitchen

The kitchen is fitted with a range of base and wall units with matching glazed display cabinets, double bowl sink with drainer, integrated double oven and four ring gas hob. There is plumbing for a dish washer, space for upright fridge/freezer and a small breakfast table, with laminate flooring throughout.

Utility Room

Spacious room with side access to the property, sink and space for washing machine.

Study/Office

A spacious room overlooking the front of the property.

Cloakroom

Partially tiled cloakroom with wash hand basin and low level W/C.

First Floor Landing

Spacious landing with built in airing cupboard with slatted shelves, and staircase leading to second floor.

Tel: 01883 712261

Bedroom One

A well-proportioned double bedroom featuring fitted wardrobes, fitted shutters and enjoys pleasant views to the rear aspect and benefitting from direct access to the en-suite.

En-suite Shower Room

A spacious en-suite comprising a fitted vanity unit with wash hand basin, paneled bath with shower over, heated towel rail, and low-level W/C, complemented by a window to the side aspect.

Bedroom Two

Double bedroom with fitted wardrobe and shutters, over looking the rear of the property.

Bedroom Three

Double bedroom with fitted wardrobe, over looking the front of the property.

Bedroom Four

Large single bedroom with fitted wardrobe, views to the front of the property and access to the loft.

Shower Room

Spacious room with walk-in shower, hand wash basin, low level W/C and heated towel rail.

Second Floor Bedroom

Bedroom Five is accessed via a staircase from the first floor and comprises a well-proportioned double bedroom, benefitting from two skylights, alongside useful eaves storage. There is also access to a second loft hatch.

Garage

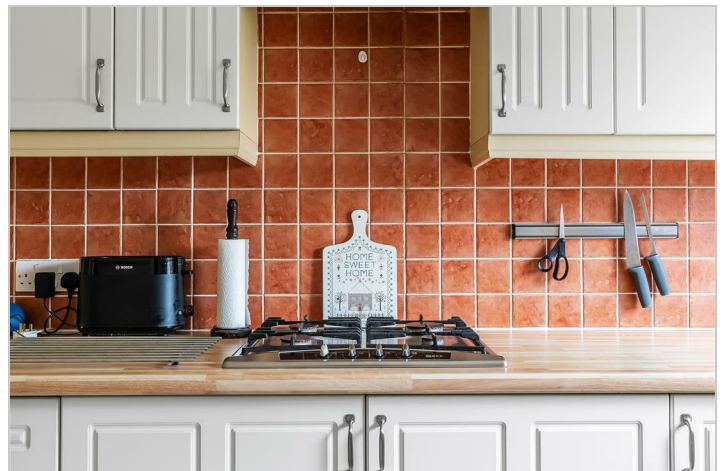
Single garage, with power and lighting, housing the boiler and door to the rear garden.

Outside

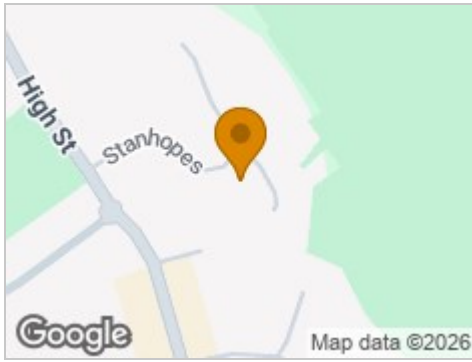
The rear garden is predominantly laid to lawn with a patio area ideal for outdoor entertaining, complimented by mature flower beds and a garden shed. There is also convenient access to the rear of the garage.

To the front of the property, a brick-laid driveway provides off-street parking for two vehicles.

Tandridge Council Tax G



Road Map



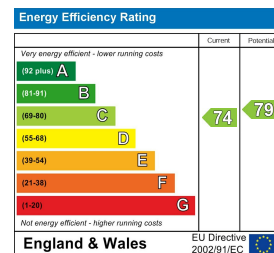
Floor Plan



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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