

Payne & Co.



High Street

Limpsfield Oxted RH8 ODR

Freehold

£817,500



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Situation

Positioned in attractive and historic Limpsfield village, on the edge of National Trust woodland and open countryside, yet within easy access of both Oxted commuter railway stations and local main roads (A25 and M25). The local residents enjoy the community owned pub, The Bull, and shop.

Oxted town centre, circa 3/4 miles away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

Location/Directions

For Sat Nav use RH8 0DR.

To Be Sold

An imposing and characterful Grade 2 listed cottage believed to date from the 16th Century located in the ever popular location of High Street, Limpsfield. The cottage now requires sympathetic modernisation and enjoys an

attractive and good size rear garden, GARAGE and parking. The property is being sold with NO ONWARD CHAIN.

Side Entrance Door

Entrance Hall

Steps down to inner hallway, stairs to first floor.

Cloakroom

Low suite w.c.

Kitchen/Breakfast Room

Oak fronted units comprising one and a half bowl single drainer sink unit, base drawers and cupboards, wall mounted cupboards, integrated freezer, four ring gas hob with cooker hood over and oven below, integrated fridge, cupboard housing meters, secondary glazed windows to front and side.

Dining Room

Fireplace with brick surround and hearth, two secondary glazed windows to front.

Sitting Room

Deep built-in storage cupboard understairs with automatic light, fitted log burner with brick surround and quarry tiled hearth, outlook over side garden, opening to;

TV Room

Double aspect, fitted log burner with brick surround and quarry tiled hearth, door to outside.

Tel: 01883 712261

Stairs to First Floor

Split level landing, trap to loft, built-in airing cupboard housing hot water tank.

Bedroom One

Front aspect window, twin fitted wardrobe cupboards, pedestal wash hand basin, tiled splash back.

Bedroom Two

Front aspect window, twin fitted double wardrobe cupboards with louvre doors.

Bedroom Three

Two built-in wardrobe cupboards, side aspect window.

Shower Room

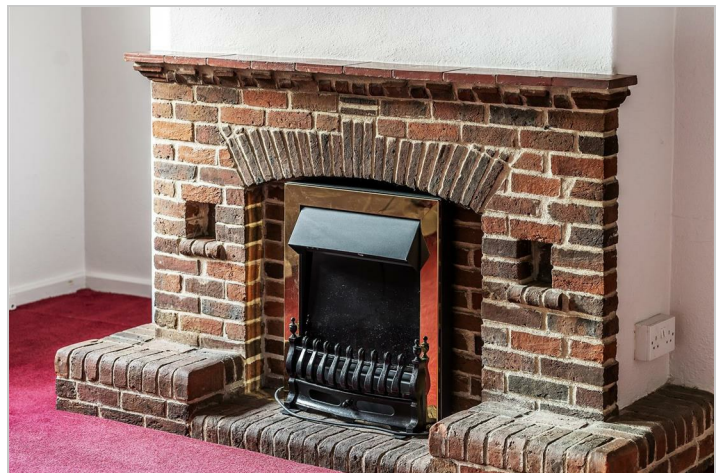
Enclosed shower cubicle with Aqualisa shower, vanity unit, low suite w.c, laminate flooring, rear aspect window.

Outside

There is an attractive cottage style garden to the

front with brick pathway and gate directly leading to Limpsfield High Street. To the side of the property there is a crazy paved patio which extends to the rear and offers a good degree of seclusion from neighbouring properties and is therefore ideal for entertaining. From here the garden naturally leads to the lawned area of the garden which is gently sloping with sporadically located shrubs, borders and mature pine trees to the far end. There is also a large greenhouse (which now requires attention). From the driveway (which has a right of way) you approach the single garage and there is a parking space directly in front of the garage.

Tandridge District Council Tax Band E



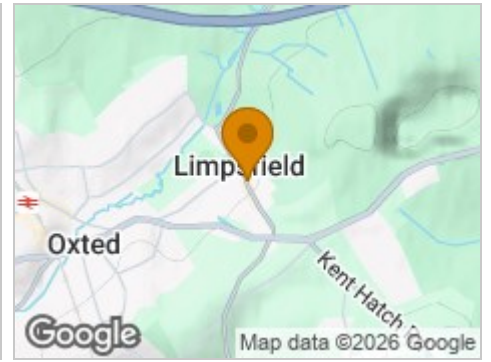
Road Map



Hybrid Map



Terrain Map



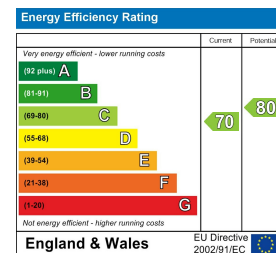
Floor Plan



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



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