

# Payne & Co.



## 9 Ridlands Rise

Limpsfield Chart,  
RH8 0TS

Occupying a corner plot, a delightful and well proportioned semi detached home located in a semi rural and quiet location benefiting from off road parking, well-stocked garden and views over open fields to the front.

**Freehold**

**£680,000**

# 9 Ridlands Rise

, Limpsfield Chart, RH8 OTS



- 3 Bedrooms
- Study/Playroom
- Downstairs Shower Room
- Family Bathroom
- Kitchen
- Garden
- Dining Room
- Sitting Room
- Off Road Parking

## Situation

Located in the popular area of Limpsfield Chart with its picturesque church of St Andrews is a desirable Hamlet, peacefully set to the South of Limpsfield Village and surrounded by National Trust common / woodland. The village cricket pitch hosts weekend matches in the Spring and Summer months, whilst being a popular picnic spot with its adjacent children's playground. The highly regarded Carpenters Arms serves both excellent food and a wide selection of local ales within a short walk 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. 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/Directions

Leaving Oxted on the A25 proceed to the traffic lights at Limpsfield. Continue on the A25 to the brow of the hill and take the right hand turning B269 to Limpsfield Chart. Take the second turning on the left Ridlands Lane and proceed to the right hand turning of Ridlands Rise. Turn into Ridlands Rise and the property will be found on your left hand side.

## To Be Sold

Occupying a corner plot, a delightful and well proportioned semi detached home located in a semi rural and quiet location benefiting from off road parking, well-stocked garden and views over open fields to the front.

## Entrance Hall

Laminate flooring, stairs to first floor, storage cupboard under stairs.

## Dining Room

Laminate flooring, outlook over rear garden, double doors to;

## Study/Playroom

Ornate style fireplace with marble surround.

## Kitchen

One and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, 4 ring gas hob with stainless steel oven below and cooker hood above, plumbing available for dishwasher, space for upright fridge freezer, outlook over front garden and farmland views beyond.

## Sitting Room

Double aspect room with double doors leading to side garden.

## Utility Room

Single bowl single drainer stainless steel sink unit, base cupboards, wall mounted gas fired central heating boiler, door to outside.

## Shower Room

Large walk-in shower cubicle, vanity unit, heated towel rail.

## Stairs to First Floor Landing

Trap to loft, built-in linen cupboard.

## Bedroom One

Outlook over rear garden.

## Bedroom Two

Deep walk-in eaves storage cupboard, velux window.

## Bedroom Three

Attractive farmland views.

## Bathroom

Enclosed bath, pedestal wash basin, low suite w.c, laminate wood flooring.

## Outside

The gardens to the property are predominantly on three sides and offer a high degree of seclusion from neighbouring houses. To the front there is a useful driveway parking providing parking for 3 vehicles with an adjacent EV charger. Adjacent to this is a small area of lawn which features an ornamental pond and a pathway that leads to the front door. To the side, there is a further area of level lawn with patio and timber summerhouse; this area naturally opens to an area of raised beds, two greenhouses as well as a low level store.

## Tandridge District Council Tax Band D




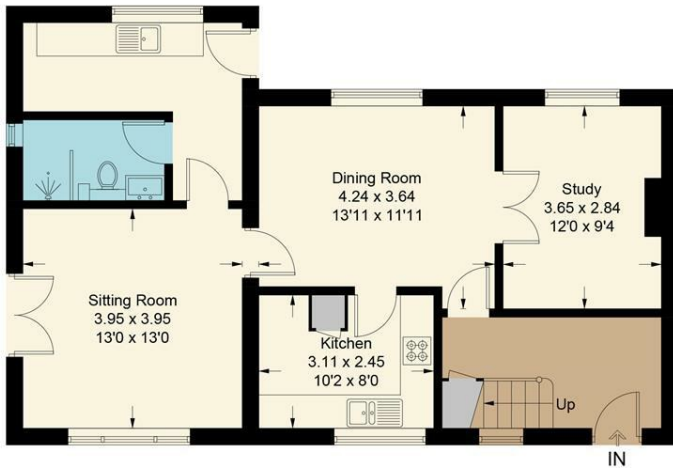
## Directions



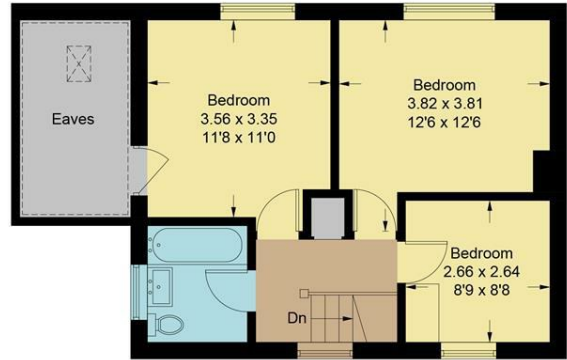
# Floor Plan

Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft  
(Excludes Eaves)

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1193443)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 