

Payne&Co.



2 Southview Cottages

Holland Lane Hurst Green RH8 9AR

Freehold

£485,000



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Situation

Located close to Hurst Green village green and to open countryside, with pleasant rural walks and within walking distance of junior school. Hurst Green has a mainline railway station with service to East Croydon and London. Within a short driving distance is Oxted town centre offering a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. 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

Approaching Oxted from Godstone on the A25, at the traffic lights with Morrisons on your left take the right hand lane and proceed into Woodhurst Lane. Continue along Woodhurst Lane ignoring all left and right hand turnings until arriving at Hurst Green village green. Proceed over the mini roundabout, over a number of sleeping policemen, along Hurst Green Road which becomes Holland Road. Pass the turnings on the left hand side of Nunappleton Way and The Hawthorns then take the next left

into Holland Lane and the property will be found on your left hand side.

To Be Sold

Offered with no onward chain is this attractive terrace cottage built in 1896 benefiting from period fireplaces, sash windows, neutral décor and particularly large rear garden rear garden.

Porch

Picket fence enclose front garden with two areas of lawn and path leading to arched leaded doorway to porch with further door leading to,

Hallway

Laminate flooring, radiator, stairs to first floor.

Lounge

Front aspect triple bay sash window, open fireplace, radiator, laminate flooring.

Dining Room

Rear aspect sash window, feature fireplace with original fitted storage cupboard with shelves above, under stair storage cupboard housing gas meter, radiator, laminate flooring.

Kitchen

Attractive brick exposed wall, range of eye and base level units, woodblock work surfaces with matching upstands, stainless steel sink with mixer tap and drainer, integrated fridge and freezer, gas hob, Zanussi electric oven with

splash-back and extractor over, dishwasher, double glazed window to side and barn-style door to rear garden.

Stairs to First Floor Landing

Trap to loft, airing cupboard (shelved), fitted carpet.

Bedroom

Front aspect sash window, feature fireplace and surround, radiator.

Bedroom

Rear aspect sash window, feature fireplace, built-in wardrobe cupboard, radiator, part fitted carpet.

Bathroom

Small step down into bathroom, rear aspect double glazed window, feature fireplace, three piece sanitary suite comprising (w.c, vanity unit with inset sink, panel bath with shower over), part tiled walls, heated towel rail, mirrored cabinet, two wall lights, laminate flooring, utility

cupboard housing washing machine and Ideal boiler.

Outside

Fence enclosed front garden with pathway leading to front porch and wall light.

A good size secure rear garden with flower and shrub borders, mature trees, rose arbour, vegetable beds, fish pond, log store, cupboard for storage and outside tap. There is an outside w.c together with sink.

Note - there are garden gates at the rear of the property providing the owners of No. 2 and No 3 Southview Cottages access over the adjoining property (ie No 1 Southview Cottages) on to Holland Lane to allow for works and maintenance for both the property and gardens.

Tandridge District Council Tax Band D (01883 722000)



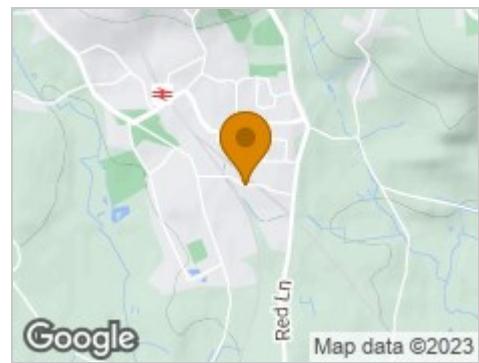
Road Map



Hybrid Map



Terrain Map



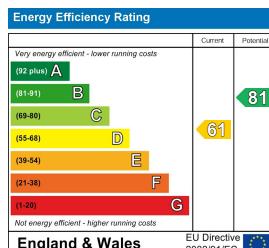
Floor Plan



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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