

Payne & Co.



25 Snatts Hill
Oxted, RH8 0BL

Freehold

An imposing and attractive period family home located in central Oxted with accommodation over three floors, now requiring general modernisation whilst also offering a wonderful opportunity opportunity to extend, subject to the normal planning consents. Furthermore the property enjoys a generous sized plot of 1/3 of an acre.

Price Guide £900,000

25 Snatts Hill

, Oxted, RH8 OBL



- 4 Bedrooms
- Kitchen/Breakfast Room
- Cloakroom
- En-Suite Shower Room
- Sitting Room
- Large plot of circa 1/3 of an acre
- Family Shower Room
- Dining Room
- Detached Garage

Situation

Within a few minutes walk of Oxted centre offering varied shopping facilities and Railway Station with regular commuter services to Croydon and London. Schools for all ages are available locally and recreational facilities include a modern swimming pool complex and cinema. Access to the M25 motorway (Junction 6) is about 3.5 miles giving easy access to Gatwick, Heathrow and the Channel Ports.

Location/Directions

Approaching Oxted from Godstone direction, stay on the A25 until passing under the railway viaduct. Proceed up the hill and Snatts Hill is the first turning on the left. The property will be found after a short distance on the right hand side.

To Be Sold

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Entrance Hall

Stairs to first floor, deep built-in storage cupboard under stairs.

Sitting Room

Electric fire with limestone surround and hearth, front aspect large picture window into bay.

Dining Room

Rear aspect window, door to;

Kitchen/Breakfast Room

Oak fronted units comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, matching wall mounted cupboards, granite worktops, integrated dishwasher and washing machine, integrated fridge freezer, stainless steel double oven with electric hob and cooker hood above, outlook over rear garden, and door to rear garden.

Cloakroom

Low suite w.c. and wash hand basin.

Stairs to First Floor Landing

Stairs to second floor.

Bedroom One

Front aspect bay window, full length range of fitted wardrobe cupboards and matching dressing table.

En-Suite Shower Room

Enclosed shower cubicle, pedestal wash basin, low suite w.c, fully tiled walls.

Bedroom Two

Built-in double wardrobe cupboard, built-in airing cupboard housing hot water tank, vanity unit, outlook over rear garden.

Family Shower Room

Corner shower cubicle with thermostatically controlled Aqualisa fitment, low suite w.c, vanity unit, fully tiled walls.

Stairs to Second Floor Landing

Fitted storage cupboard, trap to loft.

Bedroom Three

Built-in double wardrobe cupboard, outlook over rear garden, partial views towards the North Downs.

Bedroom Four

Built-in storage cupboard, front aspect window.

Outside

The front of the property enjoys a particularly wide frontage which provides driveway parking for a number of vehicles which then leads to a large detached garage which has a side personal door. The rear garden is approached via a wide side access which leads to the rear garden and two patio areas and steps down to the main area of garden. The rear garden extends to approximately 300 ft and is bordered by mature boundary hedging to both sides. Beyond the initial garden there is a natural pathway to a second area which would now benefit from some attention to widen the useable area. To the far end of the garden there is a stream (Eden) and the overall plot extends to approximately 1/3 of an acre.

Tandridge District Council Tax Band F



Directions



Floor Plan

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 145.8 sq m / 1569 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 160.6 sq m / 1728 sq ft



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. (ID1235137)
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11 Station Road West, Oxted, Surrey, RH8 9EG
 Tel: 01883 712261 Email: admin@payneandco.com <https://www.payneandco.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	