Payne&Co.



8 Oakleigh Court

Church Lane Oxted RH8 9PT

Leasehold

£399,950

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Situation

Oxted town centre offers 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

From our office proceed down Station Road West and the entrance to this particular block will be found on your right hand side. Number 8 can be found on the third floor.

To Be Sold

A spectacular top-floor apartment, having been thoughtfully refurbished in 2023 situated in the heart of Oxted. The property benefits from a private balcony enjoying delightful views over Master Park, ample storage, lift, together with a single garage and visitor parking.

Entrance Hallway

Several storage areas, comprising of one single built in cupboard with hanging rails, and two further built in cupboards, one with hanging rails, and the other housing the water tank with space for washing machine.

Kitchen

A modern and well-appointed kitchen comprising a range of wall and base units, incorporating a sink with drainer and mixer tap. The kitchen is equipped with integrated appliances including a dishwasher, microwave, fridge/freezer, induction hob and single oven with grill. A large opening to the lounge/dining room provides a sociable connection between the rooms and doubles as a breakfast bar.

Lounge/Dining Room

Double doors open into this impressive double aspect reception room, featuring sliding patio doors leading out to a balcony. The space is further enhanced by attractive oak herringbone flooring.

Balcony

Attractive 180 degree outlook over Master Park, views towards the 12th century St. Mary's Church and picturesque North Downs.

Bedroom One

Double bedroom with built in wardrobe and front aspect.

Bedroom Two

Single bedroom with built in wardrobe and front aspect.

Bathroom
A modern bathroom with rear aspect, comprising a deep paneled bath with overhead rain shower and handheld attachment, wash hand basin set within a vanity unit, and low level W/C. The room is complemented by a heated towel rail, fitted bathroom cabinets, and underfloor heating.

Outside
Area of garden with two paved patios, area of lawn, various shrub borders, side access to garage area, and visitors' parking available. Ground floor storage cupboard.

Garage
Single garage with power, lighting and shelving for storage.

Notes
Lease Details: there is a balance of 189 years commencing December 1972 (135 years remaining)
Ground Rent: £50.00 payable 6 monthly.
Maintenance: 6 months from 28th September 2025 is £1,257.33.
Building Insurance: £431 per annum

Tandridge Council Tax E






Road Map



Hybrid Map



Terrain Map



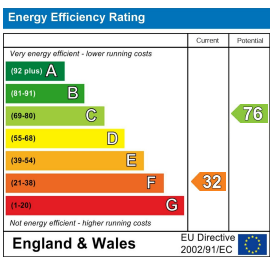
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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