

Payne & Co.



47 Chestnut Copse

Hurst Green RH8 0JJ

Freehold

£575,000



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Situation

Occupying a desirable position on the edge of open countryside (60m to the east), 1km from Hurst Green railway station (London circa 45 minutes) and 2km from the A25.

Nearby Oxted town centre offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

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 SatNav use: RH8 0JJ. Heading south on Red Lane turn right into Chestnut Copse, and after 65m take the first right turn (also Chestnut Copse) and the property will be found on your right hand side after around 60m.

To Be Sold

Offered with no chain, this extended family home benefits from additional downstairs bedroom, stunning open plan kitchen / dining / family room with bifold doors overlooking the attractive 25m rear garden, off road parking and garage. The property is found in a quiet offshoot away from the main part of Chestnut Copse.

Front Door

Leading to;

Hallway

Radiator, wood effect vinyl flooring, understair cupboard (gas and electricity meters), fuse board at high level, doors to;

Cloakroom

Side aspect window, two piece white sanitary suite (comprising close coupled WC with dual flush, wash hand basin with mixer tap), radiator, wood effect vinyl flooring, extractor fan.

Sitting Room

Front aspect double glazed window, radiator, fireplace (open fire), double French doors to open plan Kitchen / Dining / Family Room.

Kitchen (open plan with Dining / Family Room)

Ceiling spotlights, modern range of eye and base level units, work surfaces with inset stainless steel sink, drainer and mixer tap, inset four ring electric hob with oven below and extractor over, integrated appliances of dishwasher, fridge and freezer, wood effect vinyl flooring, radiator. Opening to;

Dining / Family Room (open plan with Kitchen)

Rear aspect double glazed bi-folds, ceiling spotlights, radiator, wood effect vinyl flooring.

Utility Room

Work surface with eye level unit above and space and plumbing for washing machine below, wood effect vinyl flooring, opening to;

Rear Corridor

Radiator, door to rear garden, ceiling spotlight, wood effect vinyl flooring, opening to Shower (and door to Bedroom).

Shower

Wall mounted shower.

Tel: 01883 712261

Downstairs Bedroom

Rear and side aspect double glazed windows, radiator, wash hand basin with mixer tap, wood effect vinyl flooring.

Garage

Up and over door, light and power, incorporates separate store area.

First Floor Landing

Side aspect double glazed window, ceiling spotlights, airing cupboard (slatted shelves), stairs to loft room, doors to;

Bathroom

Front aspect double glazed frosted window, three piece white sanitary suite (comprising close coupled WC with dual flush, wash hand basin with mixer tap, bath with mixer tap and wall mounted shower attachment), radiator, wood effect vinyl flooring.

Bedroom

Front aspect double glazed window, radiator, cupboard storage.

Bedroom

Rear aspect double glazed window, radiator, cupboard storage.

Bedroom

Rear aspect double glazed window, radiator, cupboard storage.

Outside

To the front of the property there is off road parking for two and access to the garage.

The easterly facing, around 25m in length, enjoys an area of lawn with shrub filled borders closest to the property, from where a footpath leads down the garden and a small shed, greenhouse and good sized outbuilding, together with various areas of hardstanding are found. Rear access gate giving easy accessibility to beautiful countryside ideal for cycling, running and country walks.

Tandridge District Council Tax Band D



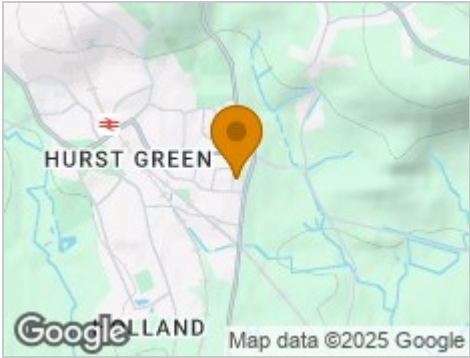
Road Map



Hybrid Map



Terrain Map



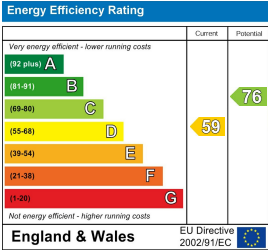
Floor Plan



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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