
Detillens Lane, Limpsfield,
Oxted






NEILS BAR



SUMMARY DESCRIPTION
The impressive property enjoys a convenient position in the heart of this sought-after Surrey village, renowned for its character properties and excellent local amenities.

TO BE SOLD
Formerly a school, this substantial family home has been sympathetically and tastefully transformed by the current owners into an exceptional residence, offering eight double bedrooms and eight bathrooms. Renovated by an award-winning local building firm, the property has been carefully designed with modern family living in mind, combining practical functionality with high-quality finishes throughout.

The impressive specification includes programmable lighting and window blinds within the kitchen/dining area, a comprehensive Dolby surround sound system throughout the home, CAT 5 connectivity in every room and underfloor heating across the entire ground floor. A sophisticated water system ensures constant pressure and temperature, regardless of household demand. Further practical features include two utility rooms, a dedicated drying area, and two high speed electric vehicle charging points, all thoughtfully incorporated to support modern family living.

A particular highlight is the substantial games and entertainment room, complete with its own kitchen/bar area. Positioned alongside two bedrooms, a shower room, and a utility room, this versatile space has been thoughtfully configured to operate as a self-contained annex, making it ideal for multi-generational living, guest accommodation, or independent living arrangements.

NOTABLE FEATURES
Set within grounds of just over one-third of an acre, this exceptional family home offers approximately 6,248 sq. ft. (580.5 sq. m.) of versatile accommodation arranged over three floors, with excellent potential to create a self-contained two-bedroom annex.
Finished to an outstanding specification throughout, the property seamlessly combines modern luxury with character features. At the heart of the home is a magnificent open-plan kitchen and dining area, featuring a stunning vaulted ceiling, an array of original architectural details and doors opening onto the expansive paved terrace which flows effortlessly through to the adjoining family room.
Designed with both entertaining and leisure in mind, the property boasts an impressive games and entertainment room complete with its own kitchen/bar area, together with a purpose-built gymnasium featuring a private sauna and shower room.

GROUND FLOOR ACCOMMODATION
Open plan Kitchen/Dining/family room
Utility rooms, drying area and air conditioned pantry
Drawing Room
Office
Games room with kitchen/bar and shower room
Gym with sauna and shower room
Double bedroom
Double bedroom
Cloakroom
Storage cupboards for outdoor wear and shoes

FIRST FLOOR
Double bedroom with fitted wardrobes and en-suite bathroom and dressing room
3 further double bedrooms with fitted wardrobes and en-suite shower rooms

SECOND FLOOR
Principal bedroom enjoying magnificent far-reaching views across the Surrey Downs with a dressing area and en-suite bathroom
Double bedroom with fitted wardrobes
Family bathroom

OUTSIDE
Double Garage
In and out drive with ample parking, with two high speed electric vehicle charging points
Dual side access to the rear of the property
Generous sized enclosed rear garden with paved terrace, shed and greenhouse
Lighting, water, power and security cameras located around the grounds

Tandridge Council Tax Band H















= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 580.5 sq m / 6248 sq ft
(Including Garage)





Ground Floor



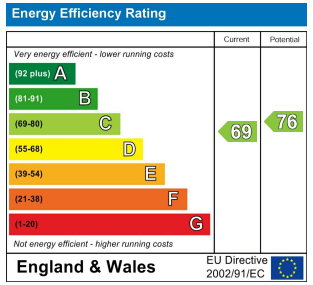
Second Floor

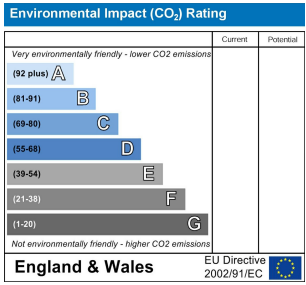


First Floor

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. (ID1323990)

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