

Payne & Co.



2 Rockfield Mount Rockfield Road

Freehold

Oxted RH8 0EL

£650,000



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Situation

Oxted town centre offers a wide range of shopping facilities together with restaurants, 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

In the direction of Godstone, turn off the A25 just after the viaduct into Rockfield Road. Rockfield Mount is the first property on the right hand side.

To Be Sold

A rarely available ground floor three bedroom apartment in a large Victorian house, converted into self contained units some years ago. The apartment benefits from its own enclosed garden, with side access and allocated parking for three vehicles.

Entrance Hall

The landing benefits from a side-facing window with a built-in window seat and storage beneath, together with an intercom system and access to a

private loft. Doors lead to the ground floor rooms, while stairs descend to the lower ground floor accommodation.

Bedroom One

A generously proportioned double bedroom featuring a decorative working fireplace, fitted wardrobes, and patio doors opening directly onto the garden.

Bedroom Three

A bright dual-aspect double bedroom benefiting from patio doors that open directly onto the garden.

Bedroom Two

Spacious double bedroom over looking the front of the property, with a shelved recess and fitted shutters.

Bathroom

Well-appointed bathroom featuring a freestanding double-ended bath with handheld shower attachment, a separate shower with rainfall and handheld shower fittings, low-level WC, wash hand basin, heated towel rail, and a useful shelved storage cupboard housing the Worcester gas boiler.

Lower Ground Floor

The lower ground floor accommodation is accessed via the stairwell and benefits from wood-effect flooring throughout.

Tel: 01883 712261

Study/Office

Well proportioned room with fitted storage and shelving, leading to the sitting room.

Sitting Room

A charming room, enhanced by an impressive deep-set window recess that creates a wonderful sense of space, complemented by fitted bookcases and storage cupboards, with openings to the kitchen/dining room.

Kitchen/Dining Room

Beautifully appointed in a classic shaker style, the kitchen features an extensive range of wall and base units topped with wooden work surfaces and a traditional Belfast sink. A Rangemaster cooker with extractor hood is complemented by integrated appliances including a microwave, dishwasher, washing machine, and fridge/freezer. The room also offers space for dining, with access to the cloakroom and side entrance.

Cloakroom

Low level W/C.

Outside

The enclosed rear garden extends to the side of the property and is predominantly laid to paving and decking. A feature pergola provides an ideal area for outdoor entertaining, while a garden shed offers useful storage. Side access is also available.

To the front of the property there is a gravelled driveway with three allocated parking spaces, and a single garage within a block of four.

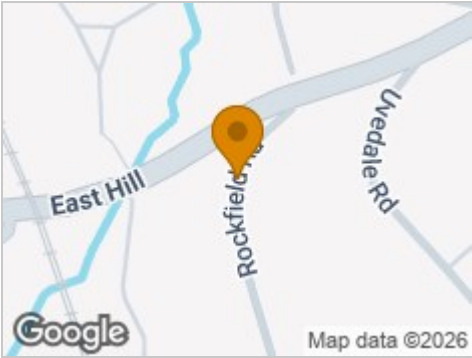
Garage

A single garage, with up and over door.

Tandridge Council Tax Band C



Road Map



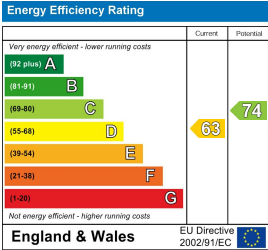
Floor Plan



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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