

# Payne & Co.



## Woodhurst Cottage Quarry Road

Freehold

Oxted RH8 9HF

£850,000





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## Situation

Woodhurst Cottage occupies a discreet and peaceful position at the end of a private driveway off Quarry Road, one of Oxted's most desirable residential addresses. The property lies within easy reach of Oxted town centre, which offers a wide range of restaurants, cafes, independent shops and supermarkets together with a leisure centre, cinema and library.

Oxted station provides a fast mainline service to London Bridge and Victoria, with the fastest journey time of 33 minutes, making the property ideal for commuters. The surrounding area is also well regarded for its excellent selection of both state and private schools catering for all age groups. Road connections are convenient, with the A25 and M25 readily accessible.

## Location/Directions

From the A25 approaching from Godstone, turn right into Woodhurst Lane at the junction by the Morrisons supermarket entrance. Cross the bridge over the River Eden and take the next left into Quarry Road. Continue up Quarry Road and take the first driveway on the right into the private road. The property is found at the top of the left-hand side.

## Key Features

Quiet tucked-away setting off the highly desirable Quarry Road. Distinctive wing of a Victorian country house with modernised interiors and attractive outlooks. Spacious lounge/dining room with bi-fold doors opening onto the garden. Three well-proportioned bedrooms, including a large principal suite with dressing room and en-suite. Large garden office, garage, carport and ample off-road parking. Walking distance to Oxted station (33 minutes to London.). Private gravel driveway and EV charging point.

## To Be Sold

A beautifully modernised wing of a Victorian country house in a peaceful, tucked-away setting at a prime address.

Discreetly positioned at the top of a private driveway off the highly sought-after Quarry Road, Woodhurst Cottage presents a rare opportunity to acquire a most individual and unique wing of an attractive Victorian country house. Recently modernised to a

high standard, the spacious property combines country character with contemporary finishes, enjoying attractive views, secluded gardens and a large oak framed garden office and garage, all within walking distance of Oxted station and town centre. Viewing is highly recommend to appreciate the tranquil setting.

## Ground Floor

A welcoming entrance hall features a bespoke hardwood front door, tumbled Travertine flooring with underfloor heating and stairs rising to the first floor.

The cloakroom is fitted with a WC, wash basin and bespoke cabinetry, complemented by Travertine flooring with underfloor heating.

The generous lounge/dining room is a particular highlight, enjoying a double aspect and featuring a raised log burner set on a tiled hearth. Bespoke fitted cabinetry and shelving provide excellent storage, while engineered oak flooring with underfloor heating runs throughout. Bi-fold doors open directly onto the rear garden creating an excellent flow for everyday living and entertaining.

The bright and welcoming kitchen/breakfast room has been recently modernised and is fitted with solid timber worktops, stainless steel sink with waste disposal unit, wall and base units and a comprehensive range of integrated appliances. These include a wide Bosch five-ring gas hob with extractor hood, integrated stainless steel double oven, dishwasher and microwave together with space for an American-style fridge/freezer. Solid oak flooring and dual aspect windows complete the room.

The utility room is well appointed with a sunken sink and spray mixer tap, timber worktops, base and tall cupboards, plumbing for a washing machine, wall-mounted storage, tiled flooring and underfloor heating.

## First Floor

The first floor landing benefits from a vaulted ceiling with rooflight and bespoke built-in linen and storage cupboards.

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The Principal Bedroom enjoys a vaulted ceiling, two Velux windows and a rear-aspect window fitted with made-to-measure wooden shutters. A walk-in dressing room contains a double-width mirrored wardrobe.

The en-suite shower room is fitted with a walk-in shower with ceramic tray, rainfall shower head and Bristan mixer. Bespoke cabinetry, part-tiled walls, chrome heated towel rail and electric underfloor heating providing the finishing touches.

Bedroom two enjoys a rear-aspect window with made-to-measure wooden shutters.

Bedroom three is a double-aspect room with a vaulted ceiling and attractive far-reaching treeline views.

The family bathroom is fitted with a white suite comprising an enamel bath with limestone tiling, mixer tap and overhead shower, vanity unit, WC, chrome heated towel rail, limestone flooring and electric underfloor heating.

### Outside

The rear garden is secluded from neighbouring properties and provides an attractive setting for outdoor entertaining. It features a paved limestone terrace, an adjoining area of artificial lawn, mature hedging and side access to the front.

At the front of the house is a sunny stone patio bordered with lavender and mature plant beds. There is convenient parking with an EV charging point, and an additional private garden area which is ideal for entertaining, incorporating a bespoke brick-built pizza oven, barbecue with zinc worktops, an integrated log

store and a charming treehouse.

From here is a large bright garden room/office with bi-fold doors, ideal for home working, together with an attached garage providing excellent storage and workshop areas. An adjacent carport and further off-road parking complete the arrangement.

The property enjoys a right of access over a private gravelled driveway to Quarry Road and owns an additional private driveway to Woodhurst Lane, over which neighbouring properties have right of access.

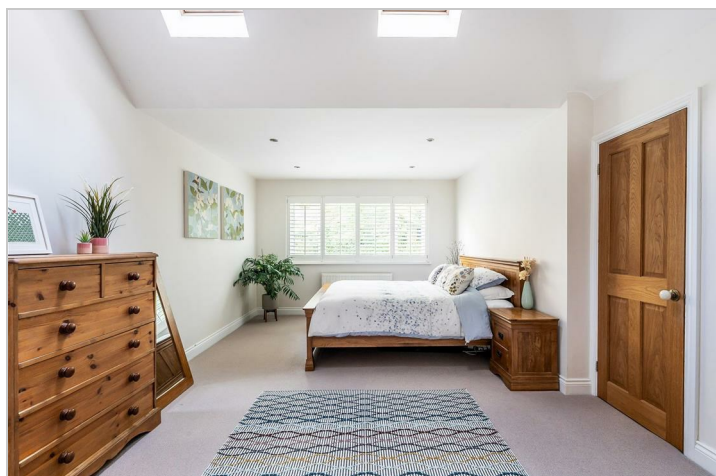
### Services & Local Authority

Tandridge District Council

Council Tax Band: E

Sewerage: Septic tank

All other mains services connected



Road Map



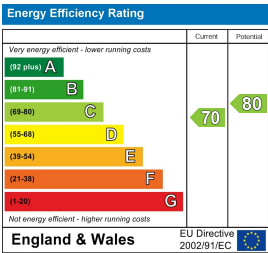
Floor Plan



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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