

# Payne & Co.



**182 Bluehouse Lane**

**Freehold**

**Limpsfield Oxted RH8 0DE**

**£720,000**

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# 182 Bluehouse Lane

Limpsfield Oxted RH8 0DE

£720,000



## Situation

Positioned close to the attractive and historic Limpsfield village, on the edge of National Trust woodland and open countryside, yet within easy access of both Oxted commuter railway stations and local main roads (A25 and M25). The local residents enjoy the community owned pub, The Bull, and shop.

Oxted town centre, circa 3/4 miles away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

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).

## Directions

From our office proceed up Station Road West and bear left into Station Approach. At the 'T' junction turn right under the railway bridge and at the mini roundabout proceed straight across into Bluehouse Lane. You will pass Oxted School on your left and continue along Bluehouse Lane, eventually the road bears to the left and you will

pass Granville Road on your right and no182 will then be found after a short distance on the right hand side.

## To be sold

A most attractive period cottage having been extended and sympathetically modernised by the current owners with accommodation over three floors and located close to Limpsfield Village.

## Lounge

Open fireplace with tiled hearth and oak mantle piece over, shelved recesses, made to measure plantation blinds, open to:-

## Dining area/kitchen

Butler sink with mixer tap, granite worktops, integrated washing machine and slimline dishwasher, integrated fridge/freezer, stainless steel double oven, four ring electric hob with cooker hood over, cupboard housing Vailant combination gas fired central heating boiler, engineered oak flooring, bi-folding doors, made to measure storage cupboards under stairs

## Stairs to first floor landing

Built in storage cupboard and stairs to second floor

## Bedroom 2

Shelved recess, walk in double wardrobe cupboard, made to measure plantation blinds

Tel: 01883 712261

### **Bedroom 3**

Rear aspect window overlooking rear garden

### **Family Bathroom**

White suite enclosed bath with mixer tap and shower above, low suite WC, heated ladder towel rail, rear aspect window

### **Stairs to second floor**

### **Master Bedroom**

Range of fitted wardrobe cupboards, 2 eves storage cupboards, trap to loft

### **En-suite shower room**

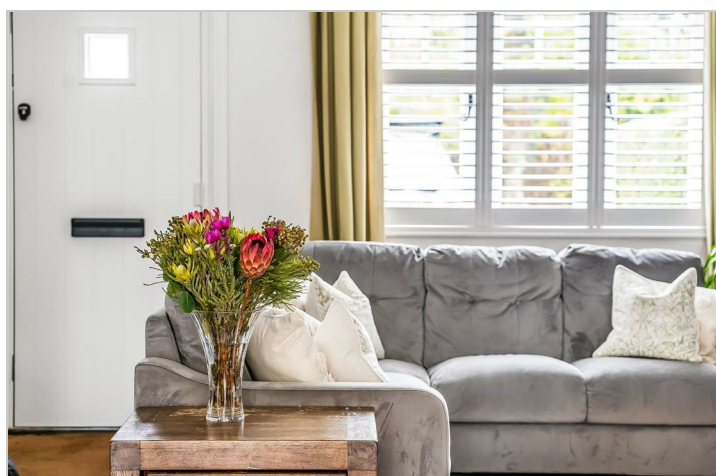
Full width shower cubicle, vanity unit, low suite WC, chrome heated ladder towel rail, underfloor heating

### **Outside**

There is driveway parking for one vehicle to the front of the cottage and a pedestrian right of way down the side of the property which provides access to the rear garden,. This forms a delightful

feature and is well secluded form neighbouring properties. Approached from the bi-folding doors there is a crazy paved patio / entertaining area which then leads to a small area of lawn with a number of well stocked shrub and planting borders. To the far end there are two garden sheds, one with electric light.

Buyers should note there is a right of way from the neighbouring property.



Road Map



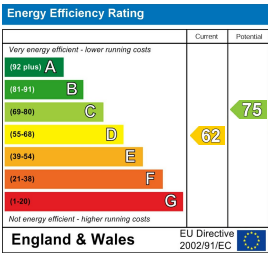
Floor Plan



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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