



## Lilac Cottage High Street

Limpsfield Oxted RH8 0DR

Freehold

£695,000





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## Situation

Positioned in 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).

Oxted town centre, circa 3/4 miles away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, 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).

## Location/Directions

Approaching Oxted from Godstone direction, stay on the A25 and after the traffic lights at the viaduct, take the second left turn into Detillens Lane. Follow the road to the end and at the mini roundabout turn right into the High Street. Lilac Cottage will be found immediately on your left hand side before The Bull public house.

## To Be Sold

A detached 17th century and Grade II listed property boasting a host of period features including beamed walls and ceilings, inglenook fireplace, situated in the heart of Limpsfield Village. The property benefits from a generous reception hallway, 3 bedrooms, study, bathroom and shower room and lounge/dining room with feature inglenook fireplace. The property has a west facing cottage garden to the front.

## Front door leading to large entrance porch

Triple aspect windows, paved flooring, ceiling light, secondary front door (stable door) leading to:

## Reception Hallway

Front aspect secondary glazed window, wooden flooring, open fireplace, beamed ceiling, radiator, recessed storage, stairs to first floor and doors to:

## Kitchen

Front and side aspect secondary glazed windows, modern range of eye and base level units, white quartz worksurfaces with inset Belfast style sink with mixer tap, integrated appliances of fridge, freezer and dishwasher, range cooker recessed into former fireplace with feature brick detail surround and tiled inlays, wooden flooring, trap door to cellar, wall mounted Glow-worm boiler (within cupboard).

## Utility Room

Side aspect door (to outside), ceiling spotlights, roof light, solid wood worksurface with circular stainless steel sink and mixer tap, space and plumbing for washing machine and tumble dryer.

## Lounge / Dining Room

Front aspect secondary glazed windows, ceiling beams, open fire within fabulous inglenook fireplace, radiator, quarry tile flooring, recessed storage (shelved).

## Bathroom

Side aspect frosted window, three piece white sanitary suite (comprising pedestal wash hand basin with mixer tap, , close coupled w.c., bath with side mounted mixer tap and hand held shower attachment in a cradle) heated towel rail, feature brick flooring, ceiling spotlights, half-height wood panelled walls,

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### First Floor Landing

Rear aspect window, beamed wall and ceilings, door to airing cupboard (shelved).

### Shower Room

Side aspect frosted window, three piece white sanitary suite (comprising close coupled w/c, pedestal wash hand basin and mixer tap, shower enclosure with integrated controls and large drencher over), ceiling spotlights, extractor, ceramic tiled flooring, chrome heated towel rail.

### Study

Front aspect secondary glazed window, integral storage (shelved and hanging rail), further shelving, radiator, feature brick fireplace (decorative).

### Bedroom

Front aspect secondary glazed window, beamed walls, cast iron fireplace (decorative), integral storage, radiator.

### Bedroom.

Front aspect secondary glazed window, radiator, beamed walls.

### Principal Bedroom

Front and rear aspect secondary glazed windows, radiator, beamed walls, integral storage.

### Outside

The property is approached by a picket gate beyond which several steps lead up to the small and very attractive cottage garden. Either side of the York stone path are well stocked flower borders together with both a blocked paved seating area and a decked seating area. The decked area neatly conceals a door that leads to the cellar.

At the rear of the property, there is a side doorway that leads into the Utility Room.

NB: The garden pertaining to this property is located at the front.





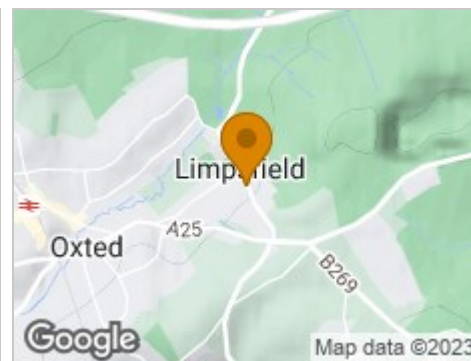
## Road Map



## 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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