

Dehliens Lane, Limpsfield,
Oxted





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







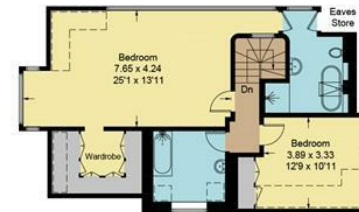


= Reduced headroom below 1.5m / 5'0

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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	Current	Potential
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(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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