

# Payne & Co.



**The White House 9 Godstone Road**

**Freehold**

**Old Oxted RH8 9JS**

**£1,250,000**



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## Situation

Positioned close to the heart of historic Old Oxted with its wealth of character properties and several inns.

Oxted town centre, 950m 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

From the crossroads of High Street, Beadles Lane, Godstone Road and Brook Hill, head west on Godstone Road for around 25m and The White House (9 Godstone Road) will be found on the left hand side.

For Satnav use RH8 9JS.

## To Be Sold

Offered with no chain, a Grade 2 listed mid-18th Century family home on a large plot approaching half an acre. In need of modernising throughout

this handsome dwelling is located in historic Old Oxted and benefits from off road parking.

## Property Information

- Coming to the market for the first time since the late 1970's.
- The White House has a Grade 2 Listing by Historic England. Prospective buyers are respectfully advised to ensure they are familiar with what you can do to a Grade 2 property and what listed building consent is.
- The property is understood to have been built in circa 1760. Historical records note the dwelling was remodeled in the early 19th Century, had late 19th Century additions and a 20th Century extension to the left.
- The overall plot totals circa 0.42 acre. It is arranged as shown on the Land Registry drawing with the main section at 0.29 acre and the rear garden section at 0.13 acre.
- Many character features remain throughout the property including intricate cornicing and ornate architraves.
- The property is in dated decorative condition throughout, particularly noticeable with the ages of the bathroom sanitary suites and the kitchen suite.
- On the ground floor four wonderful reception rooms complete with high ceilings (sitting room, dining room, drawing room and garden room) provide ample living accommodation and

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entertaining space. The garden room, as the name suggests provides direct access to the extensive gardens.

- Five bedrooms and two bathrooms occupy the first floor. One bathroom is ensuite to the principal bedroom, the other is 'Jack & Jill' to two other bedrooms. The spacious principal bedroom has a dressing area.

- The property is heated by gas-fired central heating to radiators. A modern Vaillant boiler is located within the double garage.

- The property is mainly single glazed, though there are some windows that have additional secondary glazing. The garden room on the front elevation has been built with double glazed sealed units.

- Two lofts are present, each with their own access hatch, one located within the main bathroom and one from the first floor landing.

- A cellar, complete with brick lined floor, light and power provides a generously sized storage space and further opportunity for conversion.

- Outside, an attractive York stone patio extends across most of the width of the rear elevation from where four steps lead up to a flat and level lawned area, in part bounded by attractive local stone walls. The second section of rear garden is accessed via a narrow interconnecting strip of land.

- To the front of the property, on both sides, off road parking is present. On the right-hand side, where the double garage is found, the arrangement is side by side parking for two cars. To the left hand side there is parking for one car (or two small cars end to end).



## 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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