

Payne & Co.

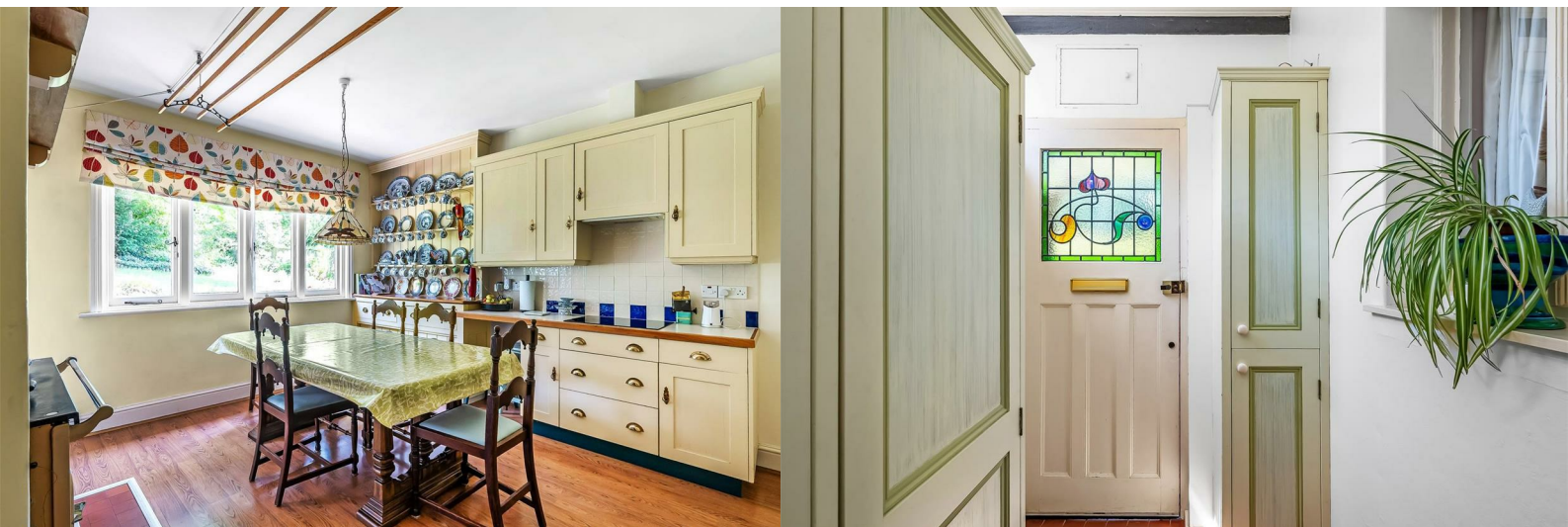


Woodhurst Park

Oxted RH8 9HA

Freehold

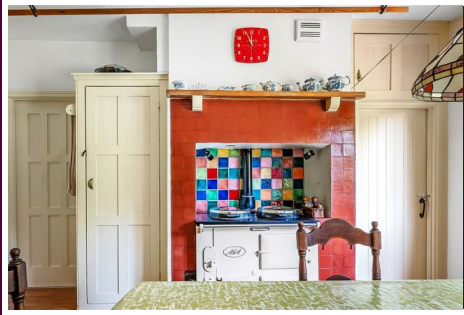
£1,250,000



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Situation

Situated in a particularly sought-after no-through road, the property is within comfortable walking distance of Oxted town centre, which offers a comprehensive range of shopping facilities, together with a leisure pool complex, cinema, library and mainline railway station providing services to East Croydon and London. Both private and state junior schools, together with Oxted School, are well regarded and readily accessible within the area. A wide range of sporting and recreational facilities are also available locally. For the commuter, the M25 can be accessed at Godstone Junction 6, offering convenient connections to the wider motorway network, the Dartford Crossing, Heathrow Airport and, via the M23, Gatwick Airport.

Location

Turn off the A25 at the viaduct traffic lights into Woodhurst Lane. Continue for 300m and Woodhurst Park is on the right hand side. Yarawina will be found around 200m on your right hand side.

To Be Sold

Offered to the market with no onward chain, this charming period property provides versatile accommodation arranged over three floors and is rich in character. Retaining a wealth of original Edwardian features, the property boasts fireplaces, a wide entrance hall, exposed beams, original doors, and the distinctive high ceilings synonymous with the era.

Storm Porch

Good sized storm porch with built in storage box.

Enclosed Entrance Porch

Spacious porch with tiled flooring, double aspect and fitted storage cupboards

Entrance Hallway

A deceptively spacious entrance hall with a front-facing aspect, featuring exposed beams and a recessed shelved

storage cupboard. A stairwell rises to the first floor landing, with doors providing access to:

Kitchen/Breakfast Room

Overlooking the rear of the property, the kitchen is fitted with an extensive range of wall, base and open shelving units, complemented by a feature gas AGA and separate electric hob. There is a 1.5 bowl sink with drainer, a built-in storage cupboard, and space for both a dishwasher and a breakfast table with chairs. There are doors that lead to the utility room and to the rear lobby.

Utility Room

The utility room features a tiled floor and a side aspect, and is fitted with a sink and drainer, base unit and work surface with space beneath for a washing machine and tumble dryer. There is additional space to accommodate a freestanding fridge freezer, and access is provided to a walk-in pantry/larder.

Rear Lobby and Cloakroom

The rear lobby provides space for hanging outdoor wear and gives access to the rear garden. A door leads to the downstairs cloakroom, which features a side aspect and is fitted with a wash hand basin set within a vanity unit and a low level W/C.

Dining/Family Room

A generously proportioned reception room featuring a bay window to the side aspect and patio doors opening onto the rear garden. The room is enhanced by an attractive original feature fireplace surround, fitted with a gas woodburner.

Sitting Room

Bay window over looking the front of the property, with open fireplace.

First Floor Landing

Over looking the side of the property, with stairs leading to second floor and doors to the first floor accommodation, comprising of:

Tel: 01883 712261

Bedroom One

A generously sized double bedroom featuring a charming original fireplace, benefitting from a dual aspect with views to the side and rear of the property.

Bedroom Two

Spacious double bedroom, with wooden floor, feature fire place and front facing aspect.

Bedroom Three

Double bedroom with rear view, and feature fire place.

Bedroom Four

A double bedroom benefitting from a dual aspect to the front and side, featuring an attractive fireplace.

Bathroom

Partially tiled bathroom with rear aspect, comprising of a walk in shower, paneled bath, wash hand basin, low level W/C and heated towel rail. The bathroom contains the airing cupboard housing the water tank, with fitted shelves above.

Second Floor Landing

From the landing, there is walk-in access to eaves storage, with the second floor accommodation comprising:

Bedroom Five

A double bedroom with a rear aspect, benefitting from further eaves storage, and providing access to bedroom six/dressing room.

Bedroom Six/Dressing Room

Overlooking the side of the property, this single bedroom or dressing room offers a versatile and adaptable space.

Shower Room

The shower room comprises of a walk in shower, vanity unit with built in hand wash basin, low level W/C, heated towel rail and benefits from built in storage under the eaves.

Garage

Single garage with electric roller door and door to rear garden.

Outside

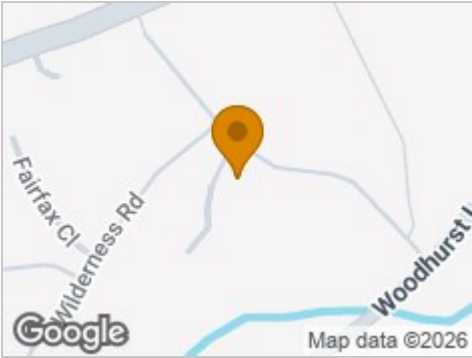
To the front of the property, there is a brick-paved driveway and pathway providing access to the garage, main entrance and side access to the rear, adjacent to a generous level lawn.

The rear garden is mature and well-established, being predominantly laid to lawn with a variety of planted flower beds. There are patio areas providing ideal space for outdoor seating and entertaining, along with access to the garage.

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Road Map



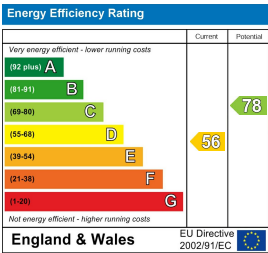
Floor Plan



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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