

# Payne & Co.



## 6 Chathill Cottages Miles Lane

Freehold

Tandridge RH8 9NR

£615,000





# 6 Chathill Cottages Miles Lane

Tandridge RH8 9NR

£615,000



## Situation

Located in a rural setting with very attractive farmland views to both the front and rear yet within easy access of both Oxted commuter railway station and local main roads (A25 and M25).

Oxted town centre, circa 2.75 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 and Hurst Green 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

For SatNav use RH8 9NR. On turning into Miles Lane from the eastern end of the road the property will be found on the right hand side after 75m.

## To Be Sold

A beautifully restored character cottage with a hosts of benefits including stunning countryside views (front and rear), sitting room with open fire, well appointed kitchen / dining room with central island and utility area, downstairs cloakroom, off road parking and long rear garden. The restoration has included a wealth of attractive touches such as wooden paneling, character radiators, exposed brickwork and original floorboards.

## Front Door

Leading to;

## Hallway

Exposed floorboards, stairs to first floor, door to;

## Sitting Room

Front aspect double glazed bay window, exposed floorboards, two radiators, open fireplace with tiled hearth, high and low level doors to integral storage (shelved), understair cupboard (fuse board and electricity meter), shelved wooden paneled recess, picture rails.

## Kitchen/Diner

The space, which features an attractive matching island, boasts a wide range of base level storage units together with white quartz worksurfaces, inset with Belfast style sink and mixer tap, space for range cooker (with extractor over), and integrated appliances of dishwasher, fridge and freezer. This space is flooded with natural light from the patio doors and roof lantern. The island provides stylish seating space for eating. Along one side of this room a cleverly thought through utility area has been crafted and features wooden worksurface, further base level storage units and spaces for washing machine and tumble dryer. There is underfloor heating (a wet system) within the extension part of this room. Door to;

## Cloakroom

Ceiling spotlights, extractor fan, two piece white sanitary suite (comprising close coupled WC with hidden cistern and button flush, wash hand basin), storage recess, part wooden paneled walls, ceramic tiled flooring.

## First Floor Landing

Airing cupboard (slatted shelves), doors to;

## Family Bathroom

Side aspect frosted double glazed window, three piece

Tel: 01883 712261

white sanitary suite (comprising bath (with wall mounted mixer tap, integral shower over together with high level drenchers and glass shower screen), wash hand basin and close coupled WC), heated towel rail, exposed floorboards, part tiled walls, part wooden paneled walls.

### **Bedroom**

Rear aspect double glazed window, radiator, feature exposed brickwork, fireplace (decorative), loft hatch.

### **Bedroom**

Front aspect double glazed window, radiator, cupboard to integral storage (shelved), cast iron fireplace (decorative).

### **Bedroom**

Side aspect double glazed window, radiator, door to over stair storage cupboard.

### **Outside**

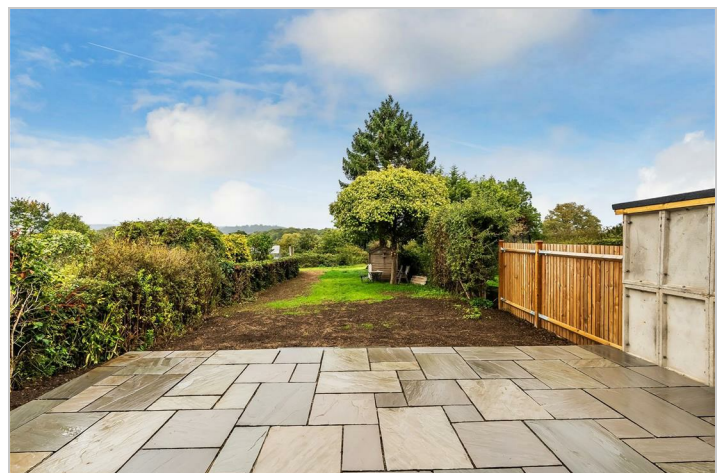
To the front of the property there is an attractive newly laid block-paved permeable hardstanding providing off road parking for one car. Access around the side of the property is possible via the side gate.

The long rear garden comprises an impressively sized

sandstone paved patio, served by the patio doors of the kitchen/diner, leading onto lawn extending for the full length of (approx) 30m 100ft.

There is a brand new oil-fired boiler complete with 5 year warranty located by the rear elevation.

### **Tandridge District Council Tax Band E**



Road Map



Hybrid Map



Terrain Map



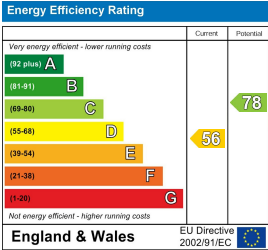
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.