Payne&Co.

5 Stack House

West Hill Oxted RH8 9JA

Share of Freehold

Price Guide £595,000

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Situation

Within a short walk of Oxted town centre which offers a wide range of shopping facilities together with leisure pool complex, cinema, library, health centre, choice of dentists and railway station with service to East Croydon and London. Both private and state junior schools together with Oxted school are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

From our office proceed down Station Road West to the roundabout taking the left hand turning into East Hill Road. Proceed to the junction of the A25 and turn right onto West Hill and Stack House will be found almost immediately on your left hand side.

To Be Sold

A spacious 2nd floor luxury apartment located in the prestigious development of Stack House . The property benefits from a lift to each floor, ample storage and a south facing balcony which enjoys extensive and attractive views over the garden and grounds which extend overall to approximately 1.5 acres. There are also far reaching views to the South. The apartment is being sold with no onward chain.

Entrance Vestibule

Storage cupboard housing meters.

Spacious Entrance Hall

Wall mounted video entry phone, deep built-in airing cupboard housing hot water tank and adjacent shelves, two built-in cloaks cupboards.

Kitchen/Breakfast Room

Extensive range of fitted units comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, integrated appliances of Neff dishwasher, washing machine, stainless steel Neff double oven/microwave, fridge freezer and space for tumble dryer, 5 ring gas hob with cooker hood above, low level cupboard housing Glow Worm gas fired central heating boiler, fantastic views over communal gardens and grounds and well as far reaching southerly views .

Living Room

Side aspect window, double glazed sliding door leading to private balcony, enjoying views of the communal garden and grounds with far reaching southerly views.

Bedroom One

Full width of built-in wardrobe cupboards with mirrored doors.

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En-Suite Shower Room
Full width shower cubicle with Aqualisa thermostatic controlled shower, vanity unit, adjacent low level w.c, heated towel rail.

Bedroom Two
Range of built-in wardrobe cupboards with sliding doors, front aspect window.

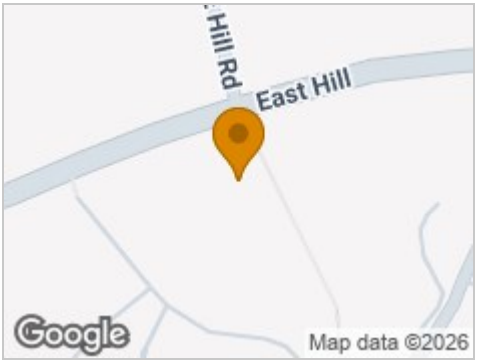
Bedroom Three/Study/Dining Room
Built-in double wardrobe cupboards with sliding doors, rear aspect window with views of the communal garden and grounds, and far reaching southerly views.

Family Bathroom
Modern white suite of enclosed bath with mixer tap and hand shower attachment, low suite w.c, bidet, vanity unit with fitted cupboards, heated towel rail.

Outside
Ground floor storage cupboard, garage with automatic up and over door and electric light, guest parking and dustbin store. The garden and grounds overall extend to approximately 1 ½ acres, a mature setting with an abundance of flowering plants, shrubs, mature specimen trees and well screened offering privacy from neighbouring properties together with a communal heated swimming pool.

Tandridge District Council Tax Band G
Annual Service Charge : Circa £5300PA (last 6 months paid in March 2025 £2615.59
Additional payment for 'pipes water supply & waste' - £170PA

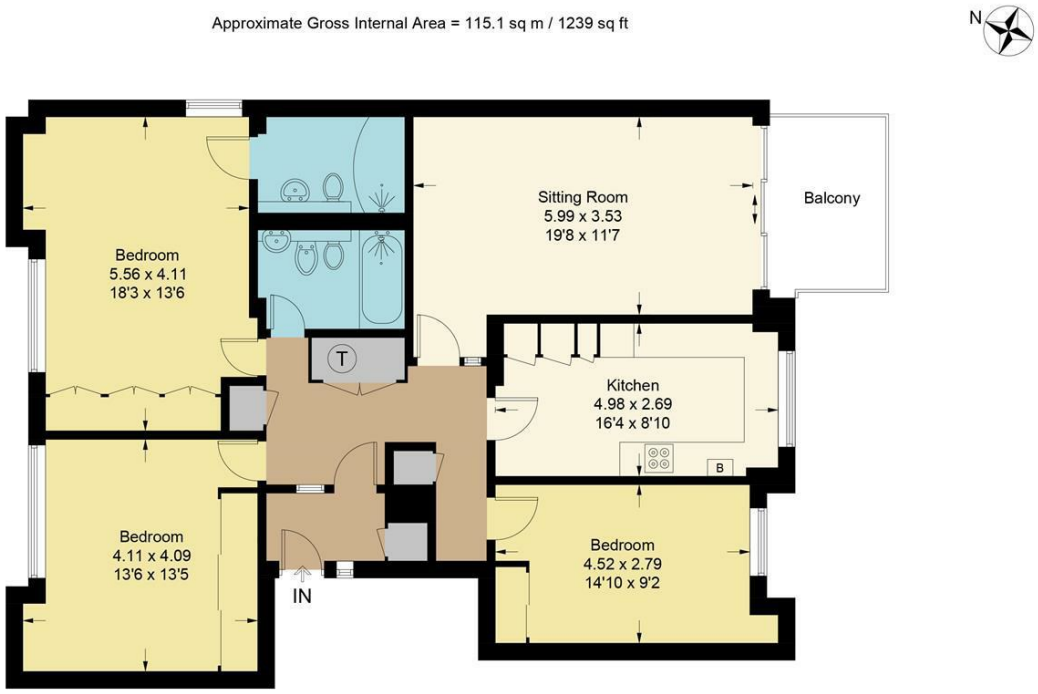
Road Map



Hybrid Map

Terrain Map

Floor Plan



Third 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. (ID1211840)
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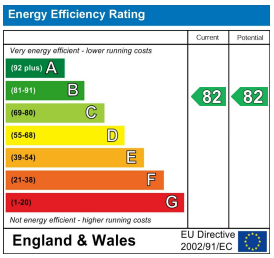
Viewing

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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