

Payne & Co.



31 Boulthurst Way **Oxted, RH8 0HT**

An exceptionally well presented and extended family home occupying a corner plot and overlooking playing fields. The property will be ready for occupancy from early September.

£2,700 Per Calendar Month

31 Boulthurst Way

Hurst Green, Oxted, RH8 0HT



- 3 Bedrooms
- Dining Room
- Kitchen
- Gardens
- Family Shower Room
- Sitting Room
- Utility Room
- Lounge
- Study
- Cloakroom

Situation

Occupying a desirable position opposite some woodland and only seconds from the green open space of a local playing field, the property is also close to open countryside, yet within easy access of both Oxted and Hurst Green commuter railway stations and local main roads (A25 and M25).

Oxted town centre, just over a mile 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 Hurst Green and 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

For SatNav use: RH8 0HT

The property is located on the corner of Boulthurst Way where it meets the northern end of Hazelwood Road.

To Be Let

An exceptionally well presented and extended family home occupying a corner plot and overlooking playing fields. The property will be ready for occupancy from early September.

Entrance Vestibule

Laminate flooring.

Cloakroom

Low suite w.c, wash hand basin, part tiled walls, laminate flooring.

Dining Room

Laminate flooring, stairs to first floor, built-in storage cupboard under stairs, opening to;

Kitchen

Recently refitted, an extensive range of fitted units comprising; one and a half bowl stainless steel sink with mixer tap, base drawers and cupboards, integrated Bosch dishwasher, Rangemaster 5 ring gas hob with ovens below, integrated fridge, Bosch integrated microwave, laminate flooring, door to;

Utility Room (former garage)

Plumbing available for washing machine, upright fridge freezer, hot water cylinder, connecting door to Study.

Lounge

Double glazed sliding patio door leading to rear garden, fitted log burner, double doors to;

Sitting Room

Door to outside, laminate flooring, two windows overlooking rear garden.

Study

Laminate flooring, fitted shelves, connecting door to utility room.

Stairs to First Floor Landing

Fitted linen cupboard, fitted double wardrobe cupboard, trap to loft.

Bedroom One

Built-in double wardrobe cupboard with sliding mirror doors, outlook over rear garden.

Bedroom Two

Built-in wardrobe cupboard with sliding mirror doors, outlook over playing field.

Bedroom Three

Outlook over rear garden.

Family Shower Room

Modern white suite comprising corner shower cubicle, vanity unit, low suite w.c., chrome heated ladder towel rail, low level fitted bathroom furniture comprising drawers and cupboards.

Outside

Ample driveway parking for three vehicles and has the benefit of an EV charger. There is side access to the landscaped REAR garden which has a large paved patio / entertaining area which then leads to an area of level lawn. There are a number of raised flower / shrub borders and is well secluded from neighbouring properties.

Tandridge District Council Tax Band E



Directions



Floor Plan



= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft



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. (ID1258735)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	97
(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	