



1 Stack House West Hill

Oxted RH8 9JA

Share of
Freehold

£435,000



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Situation

Oxted town centre offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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 and take the left hand turning into East Hill Road. Proceed to the junction with the A25 and turn right on to West Hill. Stack House is located almost immediately on the left hand side.

To Be Sold

A spacious ground floor apartment within a prestigious address offering generous accommodation and benefiting from a private balcony and garage. A particular benefit is the south facing private balcony which enjoys extensive attractive views over the gardens and grounds which extend overall to approximately 1.5 acres

Entrance Hall

Large built-in airing cupboard housing hot water

tank and is partly shelved, three built-in storage cupboards.

Lounge/Dining Room

Fitted electric fire, double glazed sliding patio doors leading to private balcony with views over garden and grounds.

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, matching wall mounted cupboards, integrated appliances of Bosch washer/dryer, Bosch dishwasher and fridge/freezer, AEG built-in oven with 4 ring electric hob and cooker hood above, built-in Hotpoint electric oven, microwave above and stainless steel plate warmer below, low level cupboard housing gas fired central heating boiler, attractive outlook over gardens and grounds.

Bedroom One

Front aspect window, range of built-in wardrobe cupboards with sliding mirror doors.

En-Suite Bathroom

Sunken Jacuzzi bath with mixer tap and hand shower attachment, low suite w.c, vanity unit, chrome heated ladder towel rail, tiled walls.

Bedroom Two

Built-in double wardrobe cupboard with sliding

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mirror doors, rear aspect window with views over gardens and grounds.

Family Shower Room

Enclosed shower cubicle with thermostatically controlled fitted shower, low suite w.c, vanity unit, tiled walls.

Outside

Garage with up-and-over door with electric light. Parking area to the front of the building with adjacent communal dustbin store.

Within the entrance vestibule there is an additional secure storage area.

The well screened gardens and grounds are a particular feature extending overall to approximately 1.5 acres with an abundance of mature plants, shrubs and trees, well maintained lawns, formal flower beds with roses, specimen trees.

Swimming pool with paved surround and timber summerhouse.

Notes

Annual Service Charge: Circa £5,200pa - full details to be confirmed

Additional payment for 'pipes, water supply and waste - £170pa.

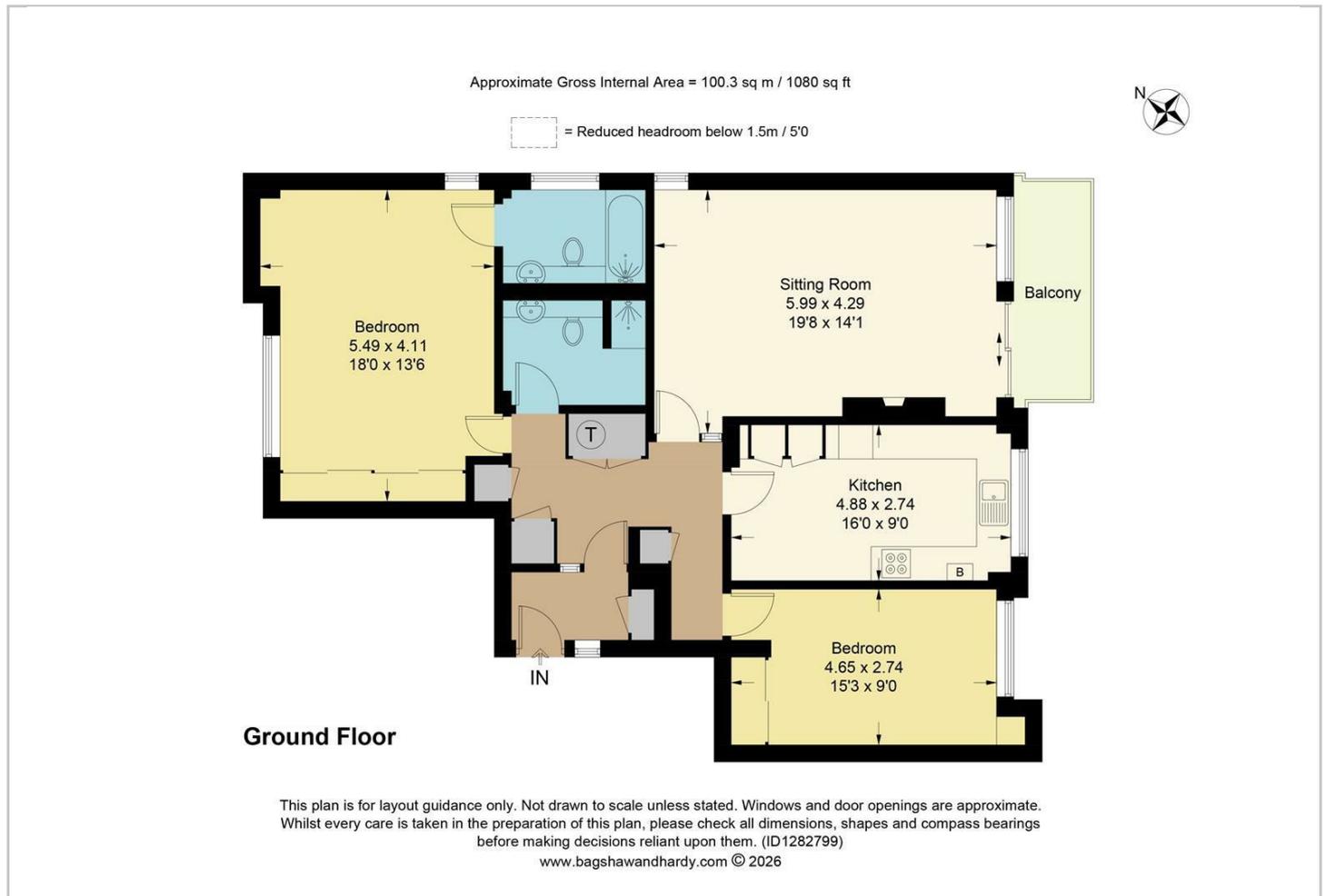
Tandridge District Council Tax Band G



Road Map



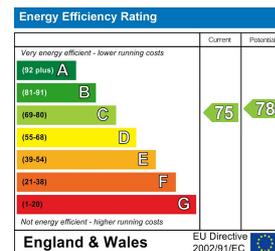
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.