

Payne & Co.



11 Caxton House

Caxton Lane Limpsfield Chart Oxted RH8 OTE

Share of
Freehold

£439,950



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Situation

Caxton House is located at the end of the quiet Caxton Lane in a rural setting with panoramic views over rolling countryside. Limpsfield Chart boasts a wealth of National Trust owned woodland with pleasant rural walks. The town centre of Oxted is between 2 and 3 miles distance and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains 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

Approaching Oxted on the A25 from Godstone remain on the A25 proceeding to Limpsfield (set of traffic lights). At the traffic lights continue straight across on the A25 for a short distance and at the brow of the hill turn right B269 sign posted to Limpsfield Chart and Edenbridge. Continue along this road passing the golf course on the left and right and then on the left Ridlands Lane. Continue and after a few hundred yards after passing Ridlands Lane look for a turning on the right Caxton Lane. Proceed down Caxton Lane passing one or two properties on the left and right and you will eventually arrive at Caxton House.

To Be Sold

Available with NO ONWARD CHAIN is this exceptional and newly REFURBISHED (including fully rewired and new plumbing throughout) 3 bedroom apartment within a converted country mansion surrounded by green belt with stunning panoramic views. There are beautiful communal gardens and grounds and parking is available. Within the grounds there is also a Summerhouse and greenhouse which is available for use by the owners as well as a viewing tower providing 'all round' panoramic views. Parking is available to the front and the rear of the building. The accommodation approached through a shared entrance door (with one other) to the second floor comprises :

Stairs to Second Floor Landing

Leading to,

Split Level Hallway

Deep walk-in storage cupboard with electric light and further storage cupboard above, wall mounted entry phone, built-in storage cupboard under stairs.

Open Plan Reception Room/Kitchen

Extensive range of newly fitted units comprising sunken stainless steel sink unit, four ring electric hob with cooker hood above, integrated appliances of dishwasher, microwave, stainless steel oven, and fridge freezer, central island with matching solid laminate worktops, extensive range

of base cupboards incorporating breakfast bar area, built-in and hand built units with space for television, side shelving, cupboards below and oak surround, deep built-in shelf unit, EXTENSIVE AND FAR REACHING SOUTHERLY VIEWS.

Bedroom One

Opening to;

En-Suite Dressing Room

With an abundance of hand built wardrobes and shelving.

Bedroom Two

High level window.

Bathroom

Newly fitted white suite of enclosed bath with separate shower attachment, chrome heated ladder towel rail, low suite w.c, vanity unit, fitted cupboard, high level shelf and -plumbing available for washing machine below.

Stairs to Second Floor

Bedroom Three

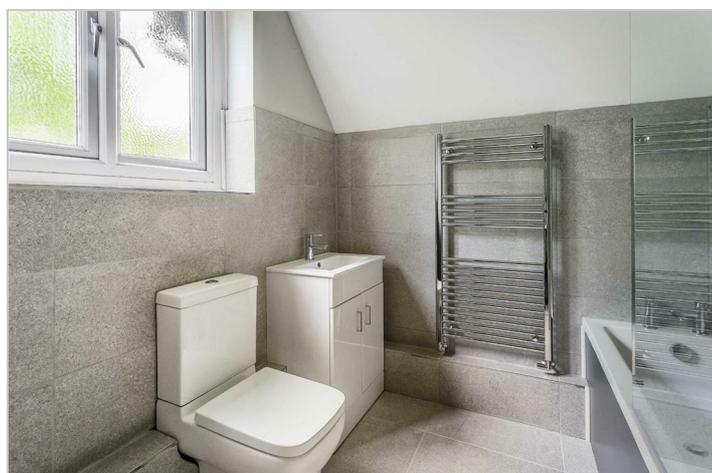
Two velux windows, two built-in storage cupboards one housing newly fitted gas fired central heating boiler.

Outside

Outside there are stunning and well stocked gardens & which are a particular feature of Caxton House against a backdrop of truly amazing views. Within the grounds there are lawn terraces and a garden room with paved entertaining area, greenhouse and large garden. There is also ample parking to the front and rear of the building.

Note

The service charge is £250 per month with includes the building insurance.



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



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