

# Payne & Co.



**Beech Hanger Wilderness Road**

**Freehold**

**Oxted RH8 9HS**

**£1,750,000**



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## Situation

Positioned in a quiet no through road yet convenient for Oxted's commuter railway station and local main roads (A25 and M25). The property enjoys amazing southerly wooded views towards the River Eden.

Oxted town centre, 0.75km 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 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 9HS. On entering Wilderness Road the property is found on the left hand side after circa 190m.

## To Be Sold

An imposing and substantial family home spread over four floors and occupying a plot of around 1/2 an acre that offers commanding views of the rear garden. Complete with off road parking and garage, the property is offered to the market with NO ONWARD CHAIN.

## Front Door Leading to Hallway

Wooden flooring, radiator, understair cupboard, doors to (stairs to first floor), opening to;

## Snug

Front aspect double glazed window, radiator, wooden flooring.

## Cloakroom

Front aspect double glazed frosted window, three piece white sanitary suite (comprising semi pedestal wash hand basin with mixer tap, close coupled w.c with button flush and hidden cistern), radiator, ceiling spotlights, wooden flooring.

## Open Plan Sitting/Dining Room

Sitting Room area - side and rear aspect double glazed windows, radiator, fireplace (not open) with feature oak beam.

Dining area - two rear aspect double glazed windows, two radiators.

## Open Plan Kitchen/Breakfast Room

Kitchen area - Front aspect double glazed window, range of eye and base level units, black granite work surfaces with inset one and a half bowl sink and mixer tap, integrated appliances of full height fridge and dishwasher, matching central island with solid wood work surface, range cooker, ceiling spotlights, ceramic tiled flooring.

Breakfast Room area - with part vaulted ceiling, rear aspect double glazed French doors (with Juliet balcony), rear aspect double glazed window, two Velux roof lights, radiator, ceramic tiled flooring, under floor heating (two different zones), log burning stove. Stairs down to;

## Lower Ground Floor

### Games Room

Rear aspect double glazed bi-fold doors and rear aspect double glazed window, ceramic tiled flooring, ceiling spotlights, radiator, cupboard with fuse board, doors to;

### Shower Room

Three piece white sanitary suite (comprising wash hand basin, close coupled w.c with hidden cistern and button flush, shower enclosure with wall mounted controls), door to airing cupboard (with Worcester boiler), ceramic tiled flooring, ceiling spotlights.

### Utility Room

Rear aspect double glazed French doors, black granite work surfaces with inset one and a half bowl sink with mixer tap, base level units, ceramic tiled flooring, ceiling spotlights, spaces for appliances of tumble dryer, washing machine, tall fridge and freezer, shelving.

### First Floor Landing

Radiator, airing cupboard (housing hot water tank and slatted shelves), doors to;

### Bedroom

Front and side aspect double glazed windows, radiator, picture rail.

### Bedroom

Rear and side aspect double glazed windows radiator, picture rail, integral storage.

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### **Bedroom**

Rear aspect double glazed window, wooden flooring, picture rail, radiator, door to;

### **En-Suite Bathroom**

Rear aspect double glazed window, radiator, four piece white sanitary suite (comprising wash hand basin with mixer tap and integrated storage below, close coupled w.c. with button flush and hidden cistern, shower enclosure with integrated Aqualisa controls and high level drencher, freestanding bath with wall mounted mixer tap and hand-held shower attachment), chrome heated towel rail, ceramic flooring, ceiling spotlights, part tiled walls, under floor heating.

### **Bedroom**

Front aspect double glazed window, radiator, wooden flooring (laminated), picture rail.

### **Family Bathroom**

Front aspect double glazed frosted window, four piece white sanitary suite (comprising pedestal wash hand basin with mixer tap, bath with mixer tap and hand-held shower attachment on a cradle, close coupled w.c. with button flush, shower enclosure with wall mounted Aqualisa controls), ceiling spotlights, wooden flooring, extractor fan, radiator.

### **Second Floor Landing**

Front aspect double glazed window, radiator, cupboard storage, doors to;

### **Bedroom**

Side aspect window. radiator.

### **Bedroom**

Rear aspect double glazed window, radiator.

### **Bedroom**

Rear and side aspect double glazed windows, radiator.

### **Outside**

Occupying a generous plot of around 1/2 an acre, the property sits on the initially sloping part of the plot, before levelling off to allow enjoyment of lawned terraces. The rear boundary of the rear garden is the River Eden.

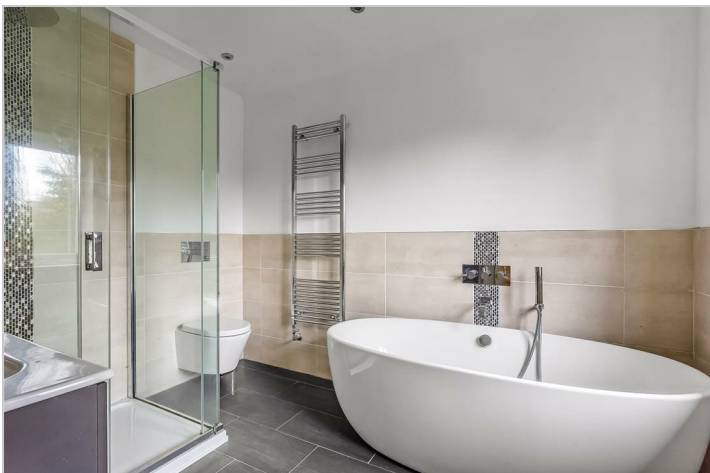
To the front of the property a sloping driveway approach gives way to a good sized level area providing car parking and access to the double garage.

Adjacent to the rear elevation of the property there is substantial sandstone-paved patio, making the perfect sunny spot to enjoy views of the rear garden, relax or entertain.

### **Tandridge District Council Tax Band G**

### **Notes:**

Solar panels are installed on the roof to take advantage of the sunny rear aspect.



## Road Map



## Hybrid Map



## Terrain Map



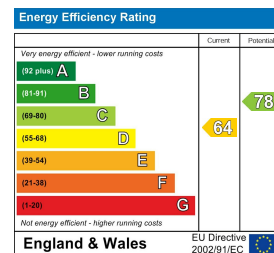
## Floor Plan



## 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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