

Payne & Co.



23 Stanhopes

Limpsfield RH8 0TY

Freehold

£915,000



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Situation

Positioned in attractive and historic Limpsfield village, on the edge of National Trust woodland and open countryside, yet within easy access of both Oxted commuter railway stations and local main roads (A25 and M25). The local residents enjoy the community owned pub, The Bull, and shop.

Oxted town centre, circa 3/4 miles away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, 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 0TY

Stanhopes is a cul-de-sac. On entering Stanhopes follow the road to the very end and the property will be found directly in front of you.

To Be Sold

Situated in a quiet cul-de-sac close to the heart of historic Limpsfield village, this extended property has a host of benefits including integral double garage, three reception rooms and study, together with very attractive views to the North Downs. The property could benefit from some modernisation and is offered with NO CHAIN.

Front Door

Leading to;

Hallway

Wood effect flooring, radiator, understair storage recess, coat cupboard (shelf and hanging rail, fuse board, electricity meter) doors to;

Study

Front aspect double glazed bay window, radiator, wood effect flooring.

Cloakroom

Front aspect frosted double glazed window, two piece white sanitary suite (comprising corner wash hand basin with mixer tap, close coupled WC), wood effect flooring.

Kitchen

Rear aspect window and door (to conservatory), range of eye and base level storage units, work surfaces (including matching breakfast bar) with inset 5 ring gas hob, inset stainless steel one and a half bow sink with drainer and mixer tap, integrated appliances of oven and grill, spaces for tall fridge freezer and dishwasher, ceiling spotlights, radiator, tile effect flooring, doors to;

Utility Room

Front aspect double glazed door and side aspect double glazed window, wall mounted Worcester boiler, space and plumbing for washing machine, Belfast sink with mixer tap, space for tall freezer.

Conservatory

Pitched double glazed roof over a low brick plinth, radiator, power points, French doors to rear garden, door to;

Sitting Room 'L' Shaped

Two rear aspect double glazed windows, two radiators, door to;

Hobby Room

Rear aspect double glazed window and rear aspect double glazed door (to rear garden), radiator, wood effect flooring, door to;

Integral Garage

Electric roller shutter door, cold water tap, light and power, storage space within the pitch of the roof.

First Floor Landing

Front aspect double glazed window, airing cupboard (hot water tank and slatted shelves), loft hatch, doors to;

Bathroom

Side aspect frosted double glazed window, three piece sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled WC with hidden cistern and dual flush, bath with mixer tap and wall mounted Aqualisa shower over and folding shower screen), chrome heated towel rail, extractor, ceiling spotlights, fitted cupboards.

Bedroom

Front aspect double glazed window, radiator, integral storage (shelf and hanging rail).

Bedroom

Rear aspect double glazed window, two radiators, fitted wardrobes, door to Balcony.

Bedroom

Two rear aspect double glazed windows, two radiators, integral storage, door to;

Ensuite Shower Room

Side aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled WC with hidden cistern and dual flush, wash hand basin with mixer tap and storage below, shower enclosure with integrated Aqualisa controls), fitted towel rail, tiled walls, ceramic tiled flooring.

Outside

To the front of the property there is off road parking that leads directly to the garage.

The rear garden is laid out over two distinct levels separated by attractive wooden steps connecting the two. The higher level features a decked area (served from the conservatory) together with an area of lawn and wide paved path around the side of the property.

The lower area is laid to lawn with hedge boundaries and is complete with three fruiting apples trees and a pear tree.

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



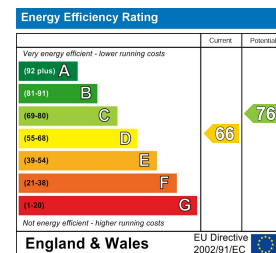
Floor Plan



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



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.