Payne&Co.

4 Woodland Rise

Freehold

Oxted RH8 9HW

Guide Price £800,000

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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

From our office proceed down Station Road West to the roundabout, turn left into East Hill Road and at the junction with the A25 turn left again. Proceed for a short distance to the traffic lights (Morrisons supermarket on the left) and turn right into Woodhurst Lane. After a short distance turn left into Woodland Rise, bear left and the property will be found on the left hand side.

To Be Sold

Offered for sale with NO ONWARD chain is this detached home set within a generous plot of approximately one third of an acre, wonderfully positioned within a small cul de sac. The property offers a fantastic opportunity to extend (STPP) and is within close proximity of the town centre.

Entrance Porch

Enclosed entrance porch.

Entrance Hall

Light and spciaous entrance hallway, with stairs to first floor landing and doors to:

Kitchen

Overlooking the rear garden, the kitchen comprises a stainless steel sink unit with mixer tap, set within a range of base drawers and cupboards, complemented by matching wall-mounted units and an extractor fan. There is space for a freestanding cooker, American-style fridge/freezer, and additional appliances (including plumbing for a washing machine).
The kitchen further benefits from a serving hatch through to the dining area, and a door providing direct access to the rear garden.

Lounge/Dining Room

A double aspect open-plan lounge/dining room, featuring a bay window to the front of the property and patio doors opening onto the rear garden. The room benefits from an open fireplace, creating a focal point, and a serving hatch through to the kitchen.

Cloakroom

A couple of stairs lead down to a low level W/C and corner wash hand basin, with a window through to the porch.

First Floor Landing

Doors leading to:

Bedroom One
Double bedroom with views to the rear of the property.

Bedroom Two
Double bedroom with views to the front of the property, and storage within the eaves.

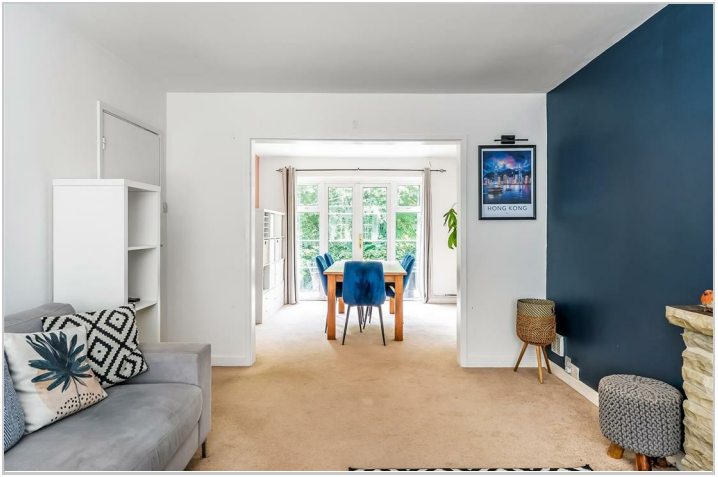
Bedroom Three
Single bedroom over looking the rear of the property, with loft access.

Bathroom
With views to the side of the property, the bathroom is fitted with a white suite comprising an enclosed paneled bath with mixer tap and handheld shower attachment, with a shower fitment over, low level W/C, and a vanity unit with inset wash hand basin.
The bathroom further benefits from a built-in storage cupboard with shelving, which also houses the Glow-worm boiler.

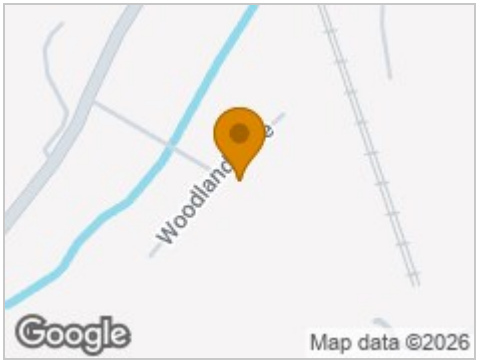
Single Garage
Personal door to garden.

Outside
To the front of the property, there is a driveway leading to the single garage and entrance porch, providing off-street parking for up to three vehicles. An adjacent area is laid to flower and shrub borders, with side access leading through to the rear garden.
To the rear, the property benefits from a large enclosed garden featuring a paved seating area, a garden shed, and a substantial expanse of lawn bordered by mature trees. Beyond, a natural woodland area extends to the River Eden, creating a particularly attractive and tranquil setting.

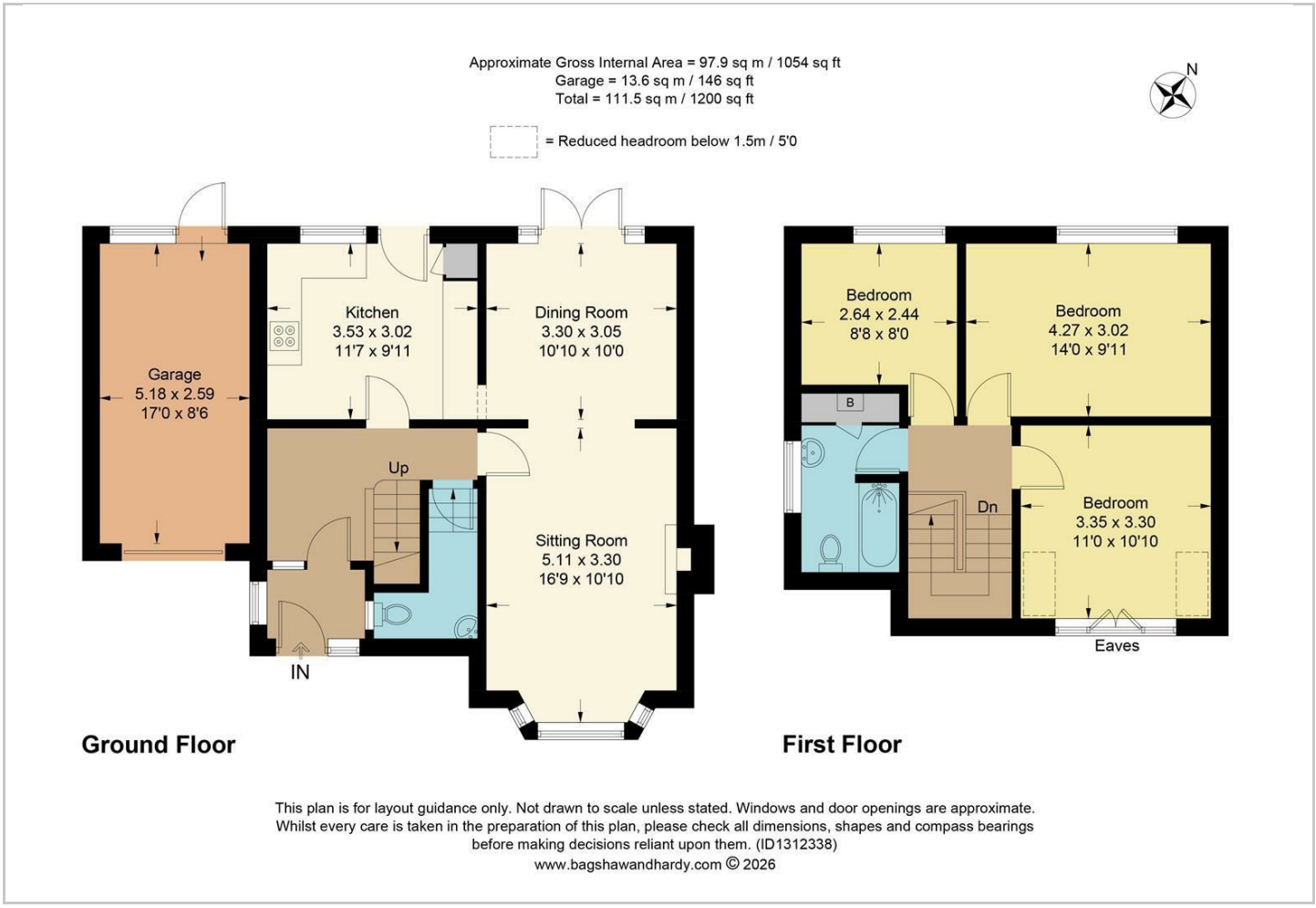
Tandridge District Council Tax Band F



Road Map



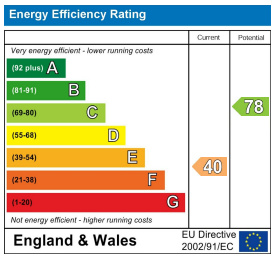
Floor Plan



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



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