Payne&Co.



Linden Rockfield Road

Oxted RH8 0EL

Freehold

Guide Price £1,095,000

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Situation

Located off one of Oxted's most sought after addresses. Oxted town centre is a short distance away 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

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left, over the traffic lights and Rockfield Road will be seen on the right hand side. Proceed up Rockfield Road and the property will be found on the righthand side, a Payne & Co For Sale board can be found at the entrance. For SatNAV use RH8 0EL.

To Be Sold

Tucked away in a highly desirable location and set to the far end of its mature plot of approximately 0.4 acres, this four-bedroom detached bungalow offers generous accommodation, two double garages (one of which is for sole use of storage) and a home office. The property benefits , with an exception of the timber front door, from double glazed powder coated aluminum framed windows and doors throughout , installed in 2007, but offers scope for some further modernisation and potential to extend (STPP) to create a larger family home on one of Oxted's most sought after roads. The property is available with NO ONWARD CHAIN.

Entrance Hall

From the hallway with decorative beams, all accommodation can be accessed, with additional storage provided by an airing cupboard, further storage cupboard, and loft hatch.

Sitting Room

A charming dual-aspect reception room featuring a characterful inglenook fireplace and decorative beams, with doors opening to the front of the property and an opening through to the dining room.

Dining Room

Spacious room, decorative beams, with doors leading to the conservatory.

Conservatory

Vaulted ceiling, with tiled floor and central heating.

Family Room

Double aspect room, decorative beams with views to the side and front of the property.

Kitchen/Breakfast room

Double aspect room fitted with a range of wall and base units with reconstituted granite work surfaces, incorporating an integrated 1½ bowl sink, double oven and electric hob. Space is provided for a dishwasher and under-counter fridge (both included), with ample room for dining. The kitchen further benefits from tiled flooring, door to the utility room, and doors opening onto the rear of the property.

Utility Room

Fitted with a range of units and a Belfast sink, with space for an American-style fridge/freezer (included), washing machine (included) , and tumble dryer. The room also

houses the Vaillant gas boiler and provides internal access to the garage.

Cloakroom
Low level W/C and hand wash basin.

Bedroom One
Double bedroom, with fitted bedroom furniture, over looking the side of the property and door to dressing room and ensuite bathroom

Dressing Room and En-suite Bathroom
The dressing room features fitted wardrobes and provides access to the en-suite bathroom. The fully tiled en-suite comprises white enclosed bath with overhead shower, vanity unit with wash hand basin, low-level W/C, and heated towel rail.

Bedroom Two
Double bedroom with fitted wardrobes and aspect to the rear of the property.

Bedroom Three
Dual aspect, double bedroom with fitted wardrobes and drawers with door leading to the side garden.

Bedroom Four
Double bedroom with rear aspect, currently fitted with long bench for home office use.

Shower Room
Fully tiled and fitted with a white bath length walk-in shower, vanity unit with wash hand basin, low-level W/C, heated towel rail, and built-in second airing cupboard.

Outside
Set within approximately 0.4 acres, the property enjoys an impressive 250ft front garden, mainly laid to lawn with an ornamental area and mature flower beds. A driveway runs alongside the lawn, leading to the double garage and front entrance.
To the side and rear are paved seating areas, together with a chalet style home office and a second double garage providing additional storage. Both the home office and garage benefit from power and lighting, and the storage garage has an electric up-and-over door.

Double Garage
Double garage with electric up-and-over door, power and lighting, and a personal door providing internal access to the utility room.

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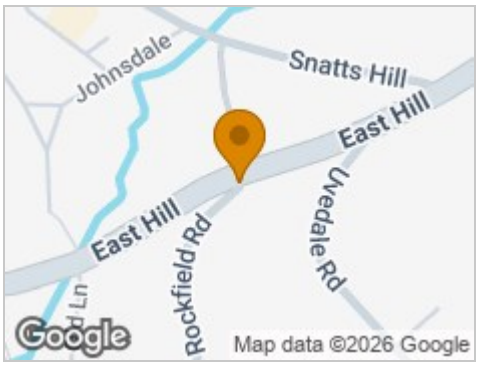








Road Map



Hybrid Map



Terrain Map



Floor Plan

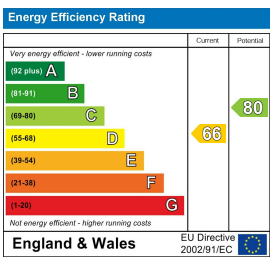


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1330740)
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Viewing

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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