Payne&Co.



Summerfield Rockfield Road

Oxted RH8 0HA

Freehold

£1,850,000

4 | 4 | 3 | D





Summerfield Rockfield Road

Oxted RH8 0HA

£1,850,000





Situation
Set in a slightly elevated position and is 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/Directions
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 at the brow of the hill there is a private road on your right hand side. Summerfield will found at the far end. For SatNAV use RH8 0HA

To Be Sold
An individual and well appointed family home located in at the end of a private cul de sac in a tucked away position. The property occupies a mature plot of circa 0.5 of an acre in one of Oxted's most sought after roads benefiting from a high degree of seclusion, triple garage and offers scope to extend, subject to the usual planning consents. Summerfield enjoys attractive far reaching views southerly views from many of the bedrooms as well as as an outlook over the gardens and grounds.

Entrance Vestibule
Tiled flooring.

Cloakroom
Steps down to low suite w.c, wash hand basin.

Entrance Hall
Natural wood flooring, connecting door to Drawing Room, built-in cloaks cupboard/storage cupboard, stairs to first floor.

Study
Range of fitted storage cupboards, low level cupboards and shelves.

Kitchen/Breakfast Room
Large sunny, light and airy room enjoying ample storage including central island with one and a half bowl stainless steel sink unit with mixer tap, granite worktop (remainder is Corian), base drawers and cupboards, display units, four ring gas hob, gas fired Aga, further range of base cupboards, glazed display units, space for upright fridge/freezer, integrated dishwasher, French door leading to rear garden with made to measure folding shutters, tiled flooring.

Utility Room
Butler sink, plumbing available for washing machine, space for tumble dryer, recess for fridge/freezer, door to.

Side Outer Lobby
Door to boiler cupboard with wall mounted gas fired central heating boiler.

Drawing Room
Feature open fireplace with Oak surround, Oak, flooring, front and rear aspect window.

Family Room
Engineered Oak flooring, triple aspect room.

Stairs to First Floor Landing
Part galleried, large picture window with far reaching westerly views, trap to loft, airing cupboard housing hot water tank and walk-in storage cupboard.

Bedroom One
Double aspect with partial views towards the North Downs.

En-Suite Bathroom
Enclosed bath with mixer tap and telephone style hand shower attachment, electric Aqualisa shower low suite w.c, pedestal wash basin.

Bedroom Two
Range of built-in wardrobe cupboards, attractive outlook over rear garden and far reaching views.

En-Suite Bathroom
Sunken bath with Aqualisa shower above, pedestal wash basin, low suite w.c, heated towel rail.

Bedroom Three
Attractive garden view as well as southerly far reaching views, built-in double wardrobe cupboard., built in window seat.

Bedroom Four
Garden and Southerly views, walk-in wardrobe cupboard.

En-Suite Bathroom
Enclosed bath with Aqualisa shower above, low suite w,c, vanity unit.

Family Bathroom
Wet room with rain shower.

Outside
The property is approached from a private driveway which leads to a large driveway/turning area for numerous vehicles. There is a DETACHED TRPLE GARAGE with a side personal door, electric light and power.

The overall plot is approximately 0.5 of an acre and offers a very high degree of seclusion from neighbouring properties and is predominantly on two sides of the property. There is a brick paved patio leading directly from the kitchen/dining room with further steps leading to a gently sloping lawn with an abundance of mature trees, spring bulbs and shrubs. There is also a useful summerhouse and garden shed.

There is a further area of garden to the side of Summerfield with large yew hedges, vegetable garden and a Hartley Botanic greenhouse

Tandridge District Council Tax Band G









Road Map



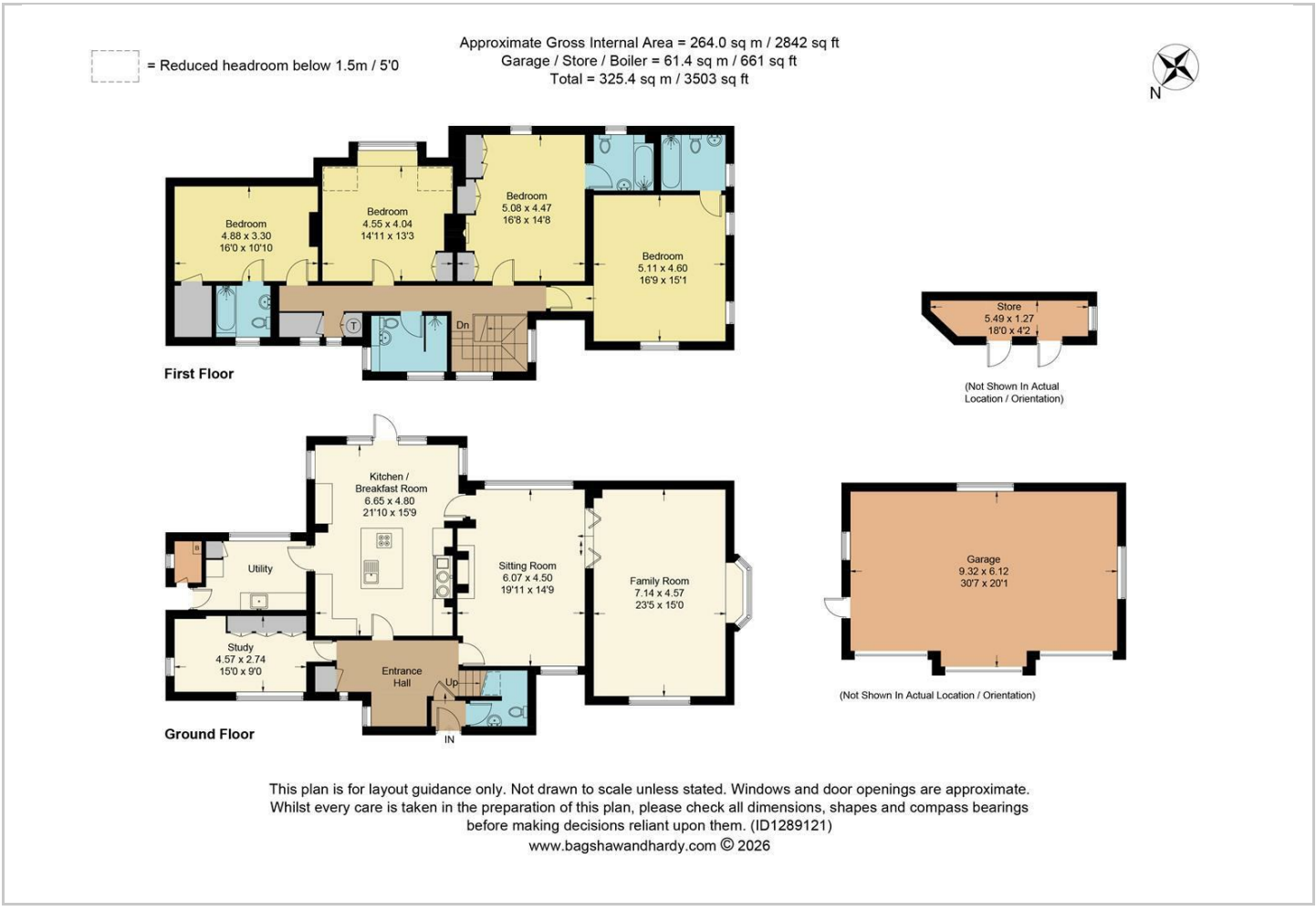
Hybrid Map



Terrain Map



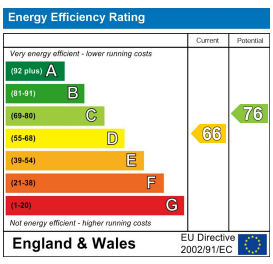
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

11 Station Road West, Oxted, Surrey, RH8 9EG
Tel: 01883 712261 Email: admin@payneandco.com https://www.payneandco.com