

Payne & Co.



Vicars Haw Trevereux Hill

Freehold

Limpsfield Chart Oxted RH8 0TL

Guide Price £1,350,000



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Situation

In a truly magnificent location, approached over National Trust common land enjoying outstanding rural south westerly views as far as The South Downs. Limpsfield Chart offers a church and public house and Limpsfield village is about one mile distance has a local public house, shop, junior school and church. Oxted centre offering a wider range of facilities including railway station with regular commuter service to East Croydon and London is just over two miles away. Access to the M25 motorway (junction 6) is within six miles.

Location/Directions

From Oxted proceed east on the A25 and after passing the Limpsfield traffic lights take the first right hand turning towards Crockham Hill and Edenbridge. Proceed for about one mile and Trevereux Hill will be seen on the right hand side opposite St Andrew's church.

For Sat Nav use Postcode RH8 0TL

To Be Sold

A unique, fascinating and truly individual characterful property now requiring sympathetic modernisation located in a rural location and enjoys magnificent panoramic views over neighbouring counties. Vicar's Haw occupies a good size mature plot of circa 3/4 acre and is being sold with no onward chain.

Entrance Hall

Quarry tiled flooring.

Cloakroom

Low suite w.c, wash hand basin, built-in fitted storage cupboard.

Inner Hallway

Stairs to first floor and steps down to hallway.

Study

Open fireplace with timber mantel and limestone surround, fitted shelves, panoramic views to the South

Sitting Room

With large feature inglenook fireplace, fitted log burner, French doors leading to rear garden, double vaulted ceiling.

Sun Room

Double aspect room with double doors leading to outside, brick faced flooring.

Dining Room

Inglenook fireplace, timber mantel and brick surround, built in storage cupboard.

Kitchen

Dated units comprising double bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, four ring gas hob, double oven, dishwasher, fridge, double aspect room.

Utility Room

Stable style door, butler sink, plumbing available for washing machine, hot water cylinder, low level cupboards, Large side porch with front and rear doors, fitted double cupboard.

Stairs to First Floor Landing

With partly vaulted ceiling, high level cupboard and built-in linen cupboard.

Bedroom One

Vaulted ceiling, range of fitted wardrobe cupboards, panoramic views.

Tel: 01883 712261

Family Bathroom (approached from Bedroom 1, bedroo

Bedroom Two

Part vaulted ceiling, double cupboard, wash hand basin.

Bedroom Three (access to En-Suite Bathroom)

Wash hand basin, range of cupboards, high level cupboards over.

Bedroom Four

Vaulted ceiling, vanity unit, built-in storage cupboard.

Shower Room

Corner shower cubicle with hand shower attachment, vanity unit, low suite w.c.

Outside

The property is approached over National Trust common land which leads to the driveway which provides ample parking and the timber garage with attached open store. the garden belonging to Vicars Haw is on all sides; to the front there is a formal lawned area with an abundance of mature shrubs and specimen trees which offers a high degree of seclusion. The rear garden is approached from either side of the property and from here the garden

makes full use of the panoramic views over neighbouring counties. There are sweeping and undulating lawns, again, with numerous shrubs and trees.

There is also a disused swimming pool with peripheral paving and is surrounded by mature hedging which provides privacy.

Adjacent to the large patio / courtyard area there is a stone built detached multi-use 'Studio' which enjoys the use of a shower and low suite WC.

Tandridge District Council Tax Band G



Road Map



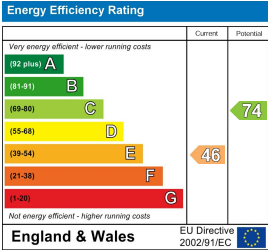
Floor Plan



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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