

Payne&Co.



14 Ridlands Rise

Limpsfield chart Oxted RH8 0TS

Freehold

£450,000



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Situation

In a superb location, close National Trust commonland and the local cricket pitch, the property can be approached by either Ridlands Lane or Tally Road. Limpsfield Chart offers a public house (The Carpenter's Arms - Westerham Brewery) and church and has a junior school and shop in Limpsfield Village just over one mile away. Oxted centre offering a wider range of facilities including station with regular commuter services to Croydon and London is just over 2 miles away and access to the M25 motorway (junction 6) is just over 5 miles distant.

Location/Directions

Approaching Oxted from the Godstone direction, stay on the A25 until passing through the Limpsfield traffic lights then take the next turning right into Kent Hatch Road (B269). Continue for approximately one mile and turn left into Tally Road (sign post to The Carpenter's Arms public house). Ridlands Rise will then be seen shortly on your left and no. 14 will be on your right hand side.

To Be Sold

An attractive house located in the semi rural location of Limpsfield Chart, which now requires general modernisation and improvement and has a pleasing farmland views. The property is available with NO ONWARD CHAIN.

Entrance Hall

Built-in storage cupboard under stairs, timber flooring.

Sitting Room

Front aspect window overlooking front garden and fields beyond, fitted fire with timber mantel and surround, timber flooring.

Kitchen/Dining Room

Well proportioned room comprising one and a half bowl single drainer stainless steel sink unit, base drawers and cupboards, upright fridge freezer, Bosch dishwasher, 4 ring electric hob with cooker hood over, integrated double oven, window overlooking rear garden. door to.

Utility Room

Built-in storage cupboard, door to outside, butlers sink, wall mounted cupboards, plumbing available for washing machine and appliance space.

Cloakroom

Low suite w.c, corner wash hand basin.

Stairs to First Floor Landing

Timber flooring, shelved linen cupboard.

Bedroom One

Built-in wardrobe cupboard, timber flooring, outlook over rear garden.

Bedroom Two

Built-in wardrobe cupboard, laminate wood flooring, farmland views to the front.

Bedroom Three

Farmland views to the front.

Bathroom

White suite of enclosed bath with electric Mira shower above, vanity unit, low suite w.c, chrome heated ladder towel rail, built-in airing cupboard housing hot water cylinder.

Outside

Front garden with area of lawn, various mature shrub borders and mature boundary hedging, walk-way providing access to;

Rear Garden

Paved patio, central steps leading to level area of lawn, various shrub borders, greenhouse and garden shed.

Tandridge District Council Tax Band D



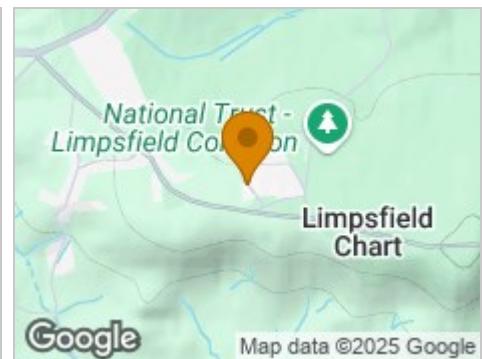
Road Map



Hybrid Map



Terrain Map



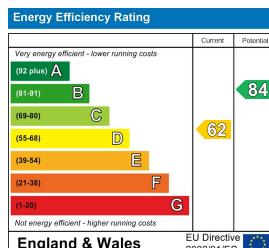
Floor Plan



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



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