



Woodhurst Lane

Oxted, Surrey, RH8 9HL

Woodhurst Lane, Oxted, Surrey, RH8 9HL

An immaculately presented, modern, six bedroom house with three en-suite rooms and four reception rooms. Thoughtfully built with low maintenance and practicality in mind, this property benefits from some luxury features to make life a little more comfortable. Set over three floors, the top floor would work very well for a live in au-pair, granny flat or teenagers looking for their own space. A large summer house is fitted with a bar and w.c which would work as an annex, home office or purely for social gatherings. All this within a short walk of Oxted town centre and mainline station, this property would be ideally suited to a large, busy family.

KEY PROPERTY FACTS

- Large modern family home in Central Oxted
- Approx quarter acre plot
- Electrically operated iron gates
- Underfloor heating and central vacuum system
- Solar panels and water softener at source
- Fully alarmed with security cameras
- Council tax band G
- Living Space 4229 sq ft
- EPC rating B
- Max broadband speed 200 Mbps

LOCATION

Set within a 5 minute walk of the pretty town of Oxted. This commuter town is surrounded by National Trust land, and boasts the ever popular Master Park offering year round events. Oxted station provides mainline services to East Croydon and central London (London Bridge and Victoria - 30-40 minutes). The town includes a Leisure Complex with swimming pool, Independent boutique Cinema and a range of shops including a Morrisons and a Waitrose. Junction 6 of the M25 is approximately 3 miles distant. There are a number of good local state and independent schools for all ages, some within walking distance. These include Limpsfield and Downs Way Infant Schools, St Mary's Junior School and Oxted Secondary School in the state sector and Hazelwood School in the independent sector.

DESCRIPTION

This immaculately presented, bright and airy home feels like a new build, however its been loved and lived in for 7 years and therefore any 'new build' issues have been ironed out. With so many creature comforts this is a wonderful, low maintenance, practical and comfortable home. This modern property is fitted with under floor heating in every room with individual controls and a central vacuum system on every floor offering easy cleaning solutions. It is fully alarmed with six external security cameras allowing piece of mind, water softener fitted at source and eco friendly solar panels for hot water. In the low maintenance, landscaped garden there are numerous external lights operated on a timer and automatic irrigation for the borders.

Double solid oak doors open into the spacious entrance hall, home to the oak staircase with storage beneath, handy coats cupboard, cloakroom with large shower cubicle and w.c, and access to the receptions rooms. The first being the study, fitted with a range of cupboards and drawers and is the technical hub of the home. Double doors lead from the entrance hall to the very generously sized living room. The minimalistic style enhances the size of this room, offering bespoke recesses for the TV and media equipment flanked by bespoke shelving with mood lighting. Double sliding patio doors open directly to the garden. The dining room and separate orangery naturally sit between the living room and the kitchen. Light streams through the orangery glass ceiling which has an exposed brick wall offering contrast to the crisp clean painted walls throughout the house. The impressive kitchen area is beautifully and thoughtfully designed to make the most of the generous space. Cream granite work surfaces top the solid wood cabinets of which there are many including soft close drawers, pull out units, wine storage and an excellent array of appliances. The centre island is designed to work as a breakfast bar with further storage beneath. Twin double ovens are conveniently fitted at mid level, the electric hob, extract and microwave are all set in the same area. The integrated dishwasher is located next to the twin sinks, one with a waste disposal unit the other with a Quooker installed for instant boiling hot water. In addition to the well appointed working part of the kitchen, there is further space for a informal lounge area with patio doors to the garden. The large utility room sits off the kitchen,

boasting the same standard of finishings with space for laundry appliances. From here one has access to the garage that is fitted out with ample storage areas. A drying room has been installed which has a dehumidifier and hanging rails, taking advantage of the heat produced from the two Worcester boilers, one for hot water the other for the under floor heating. The solar panel mechanisms are also housed here along with the central vacuum system and water softener.

The oak staircase leads to the bright and airy landing with two windows to the front and a small understairs cupboard. The spacious master suite comprises a bedroom, dressing area and ensuite bathroom. The bedroom has a range of bespoke wardrobes with drawers and a TV cupboard. A window overlooks the front of the house. A door leads to the dressing area with an obscured window to the rear and a further range of bespoke wardrobes and a vanity unit. The ensuite bathroom has a shower cubicle, bath with central taps, storage below and inset TV, vanity unit with built in wash hand basin and w.c., ladder style towel rail, tiled floor and part tiled walls. There are three further double bedrooms on this floor, all with built in wardrobes. Two of these bedrooms have their own ensembles which include shower cubicles, vanity cabinets housing the wash hand basins and w.c. tiled floor, part tiled walls and ladder style heated towel rails. There is also a family bathroom with shower cubicle, bath with storage below, vanity unit housing the wash hand basin and w.c., obscured glass window to the rear, part tiled walls, tiled floor and ladder style heated towel rail.

The oak staircase continues to the second floor landing area. The second floor would make an ideal suite for an au-pair, granny flat or teenager and comprises two extremely spacious bedrooms (or one can be used as a living room), both with fitted wardrobes, Velux windows and eaves storage. The bathroom on this floor comprises a vanity unit housing wash hand basin and w.c., bath with shower over, built in storage cupboard, part tiled walls, tiled floor, Velux window and ladder style heated towel rail.

OUTSIDE

The substantial electrically operated gates welcome you into this secure, tarmacked driveway with ample external lighting scattered within the raised flower borders. The drive offers enough space to park several cars and access to the garage with an electrically operated up and over garage door. A walkway at the side of the property leads to the westerly facing rear garden. This has been carefully and beautifully landscaped to provide an enjoyable, low maintenance outdoor space that has been cleverly divided into various zones. A patio and path run around the house with steps up to a second level area with a pretty path and an astro-turfed 'lawned' area to either side. A decked area sits to one side which is currently used to home a children's play area with mature planting incorporating an irrigation system to the borders. Steps lead from here to a fabulous social area. A large summer house offers a perfect spot for entertaining with a kitchen area with sink, 'bar', space for fridge, sliding doors to the patio, cloakroom with w.c. and sink (and plumbing for a shower if needed). There is a spacious, outdoor, covered sitting area to one side with a covered BBQ area (with extractor fan) to complete the entertaining area. A gate to the rear leads to a shed and a workshop with power and light. A second gate gives access to an area with a wood store and gated access to a cut through walk way leading to the A25 (by Stack House) and Woodhurst Park.

THE BEST BITS...

Superb, spacious family accommodation located in the heart of Oxted. Built to enhance stress free living both indoors and out.



23
MILES
Central
London



0.2
MILES
Oxted

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

01892 280110

LONDON

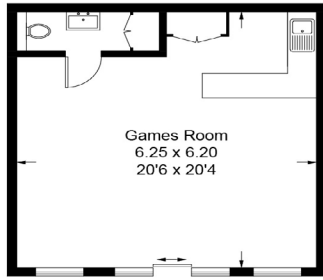
020 3096 7217



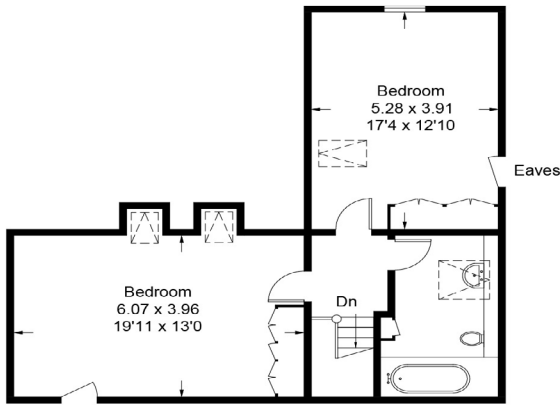




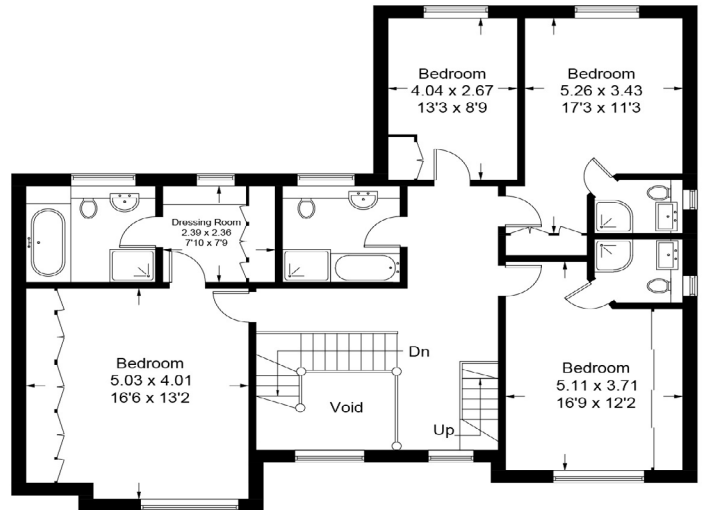
Approximate Gross Internal Area
 353.8 sq m / 3808 sq ft
 Outbuilding = 39.1 sq m / 421 sq ft
 Total = 392.9 sq m / 4229 sq ft (Excluding Void)



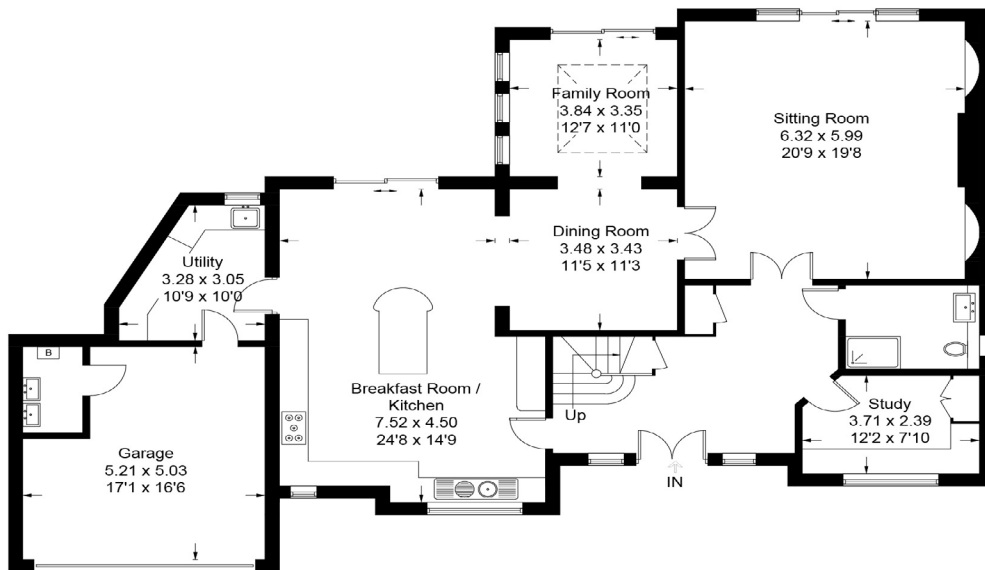
Outbuilding
 (Not Shown In Actual Location / Orientation)



Second Floor



First Floor



Ground Floor

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. (ID326961)

www.bagshawandhardy.com © 2017

DISCLAIMER. PROPERTY MISDESCRIPTIIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.