



# Woodland Rise

Oxted, Surrey, RH8 9HW

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Deceptively large, five bedroom family home with flexible living accommodation in central Oxted. Set in a large plot boasting woodland, lawn, terracing and decking, this house was extended to the rear in 2008. Potential to reinstate a swimming pool and with a layout that lends itself perfectly to a household that enjoys entertaining.

## KEY PROPERTY FACTS

- Five bedrooms
- Five reception rooms
- Cul-de-sac, central Oxted location
- Large plot of approx. three quarters acre
- Potential to reinstate the full sized swimming pool
- Under floor heating and surround sound
- Viewings highly recommended to appreciate the size of the property
- Council tax band F
- 2654 sq ft
- EPC rating D

## LOCATION

Set on a cul-de-sac within a short 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 a mainline service to East Croydon and central London (London Bridge and Victoria - 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 Marys Junior School and Oxted Secondary School in the state sector and Hazelwood School in the independent sector.

## DESCRIPTION

The front door of this property opens into a porch area which offers ample space for coats and shoes with an internal door leading to a good sized hallway. This area gives access to a downstairs cloakroom, kitchen/ dining room, lounge, understairs cupboard and stairs to the first floor. The downstairs cloakroom has a wash hand basin, w.c., and window. The recently redecorated lounge with its large bay window and gas fire is beautifully bright, benefitting from having dual aspect. The French doors in this room offer views and access to the large garden. The dining area, conveniently located just off of the kitchen has French doors opening onto the garden, under floor heating, space for an additional fridge and freezer and storage units. The extension begins at the kitchen which is flooded with light due to the dual aspect windows and a lantern skylight within the ceiling, and benefits from having granite worktops, range of wall and base units all with slow close mechanism, five ring range style cooker, twin bowl sink with mixer tap, under floor heating and built in dishwasher, fridge and freezer. The utility room has space for a washing machine and tumble dryer, sink, two storage cupboards (one being ideal to dry clothing as it houses an oil fired heater), granite work surfaces with cupboards beneath and a window looking out onto the front.

To the other side of the kitchen there is direct access to the barbeque area, a study, a second living room, shower room and stairs to two further large double bedrooms.

The study is situated perfectly in a quiet area looking over the patio and with excellent internet signal. The shower room has a generously sized shower cubicle with a remote control power shower system, w.c., wash hand basin with drawer beneath, heated towel rail and a window for natural ventilation and light. The spacious living room has dual aspect with views and access across the secluded garden and to the veranda. The tiled flooring has under floor heating with a separate control from the other areas. The stairs at this end of the house lead to the two new large double bedrooms with characterful vaulted ceilings, Velux windows and wooden flooring. One of the rooms has French doors to a balcony overlooking the garden. These rooms are ideal for guests who might feel more comfortable in a separate area from their hosts or older children who would enjoy the freedom of their own space. Back through the main hallway, the stairs with its large window lead to a spacious central landing which provides access to three bedrooms, a study, the bathroom, separate toilet room, airing cupboard and the fully boarded loft. The master bedroom has a large bay window with an outlook to the front of the property, radiator beneath and benefits from having fitted wardrobes. The second bedroom has a large triple window offering views across the garden, there is space for a wardrobe and the room has pre installed surround sound. The third and fourth bedrooms are both single bedrooms, one boasting dual aspect windows with the other having characterful sloping ceilings. The bathroom of the property has recently been refurbished, with floor to ceiling tiling, bath with shower over head, sink with vanity unit below, heated towel rail and obscured glass window. There is a separate room with w.c. and wash hand basin. On this level there is also an airing cupboard with shelving that houses the water tank.

## OUTSIDE

To the front of the property, there is a small garden with flowerbeds and a driveway that offers off road parking for three cars. A single garage is ideal for storage or an additional parking space. To the side of the garage a gate provides direct access to the rear of the property. The plot is approximately 3/4 of an acre in size and mainly laid to lawn. Directly around the house there is a large terrace with a securely covered swimming pool that could easily be reinstated if desired. Currently the pool is securely covered enabling this area to be used as very much part of the garden. The large garden has level areas as well as tiered sections, connected with steps to some elevated decked terraces. Woodland corners provide shady areas and a secluded barbeque patio with wall seating. There is a garden shed which provides storage but also houses the pumping system for the swimming pool.

## THE BEST BITS...

A rare opportunity to purchase a large house, with flexible accommodation in a generously sized plot and only a few minutes walk of the centre of Oxted.



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## REIGATE

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01737 246246

## LINGFIELD

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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

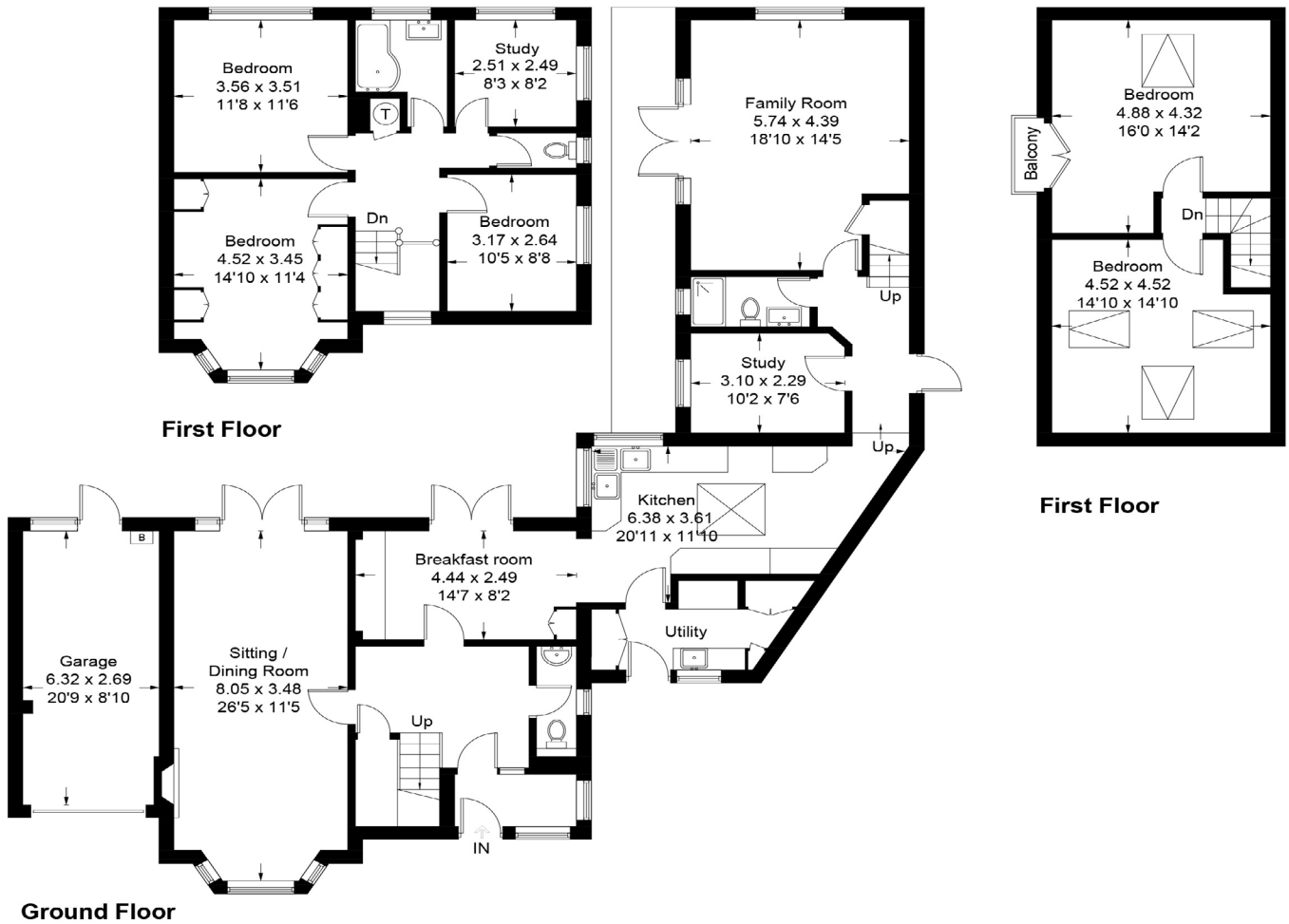
020 3096 7217







Approximate Gross Internal Area = 229.7 sq m / 2472 sq ft  
 Garage = 16.9 sq m / 182 sq ft  
 Total = 246.6 sq m / 2654 sq ft



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. (ID398481)  
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