

LITTLE COURT

NEB LANE • OLD OXTED • SURREY







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Oxted Station 0.7 mile (London Bridge 31 mins) • M25 (J6) 3 miles • Sevenoaks 10.5 miles • London 25 miles
(All distances and times are approximate)

*An exceptional country property situated within 25 miles of
central London and with beautiful southerly views*

Accommodation and Amenities

Drawing Room • Dining Room • Sitting Room • Sun Room • Study • Kitchen / Breakfast Room • Cellar

Master Bedroom Suite with Dressing Room

Guest Bedroom Suite • 4 Further Bedrooms • 2 Bathrooms • Games Room

Outbuildings • Garaging • Heated Swimming Pool

Walled Rose Garden • Orchard • Paddock

Guest Cottage currently laid out as two apartments

In all about 5 acres

Gross internal area approximately 5,834 sq ft



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

Little Court is situated off Neb Lane which is a quiet and sought after private road on the outskirts of Old Oxted, about ¼ mile from the centre of Oxted itself. It is well located for communications, being about 3 miles from Junction 6 of the M25 motorway allowing swift access to London, Heathrow and Gatwick Airports and the remainder of the motorway network. The town of Oxted provides excellent local shopping and other facilities, all within a few minutes' drive of the house, together with a mainline station which has regular fast trains to London Bridge from 31 minutes and London Victoria taking approximately 39 minutes. Oxted is situated mid-way between the towns of Sevenoaks and Reigate and whilst being within reach of Croydon and central London itself, the towns of Crawley (about 12 miles) and East Grinstead (about 8 miles) are also easily accessible.

There are a fine selection of schools in the area including the preparatory schools of Hazelwood, Brambletye, Ashdown House, Radnor House, New Beacon and Michael Hall as well as the public schools of Woldingham, Caterham, Tonbridge, Sevenoaks and the grammar schools of Tonbridge and Tunbridge Wells.

There are a wide range of sporting facilities in the area including racing at Epsom and Lingfield and sailing and fishing at Bough Beech reservoir. The area is well served by good golf courses including Limpsfield Chart, Godstone, Hever, Edenbridge, Tandridge and RAC Woodcote Park. The private road off which the house is located actually adjoins the Tandridge golf course.





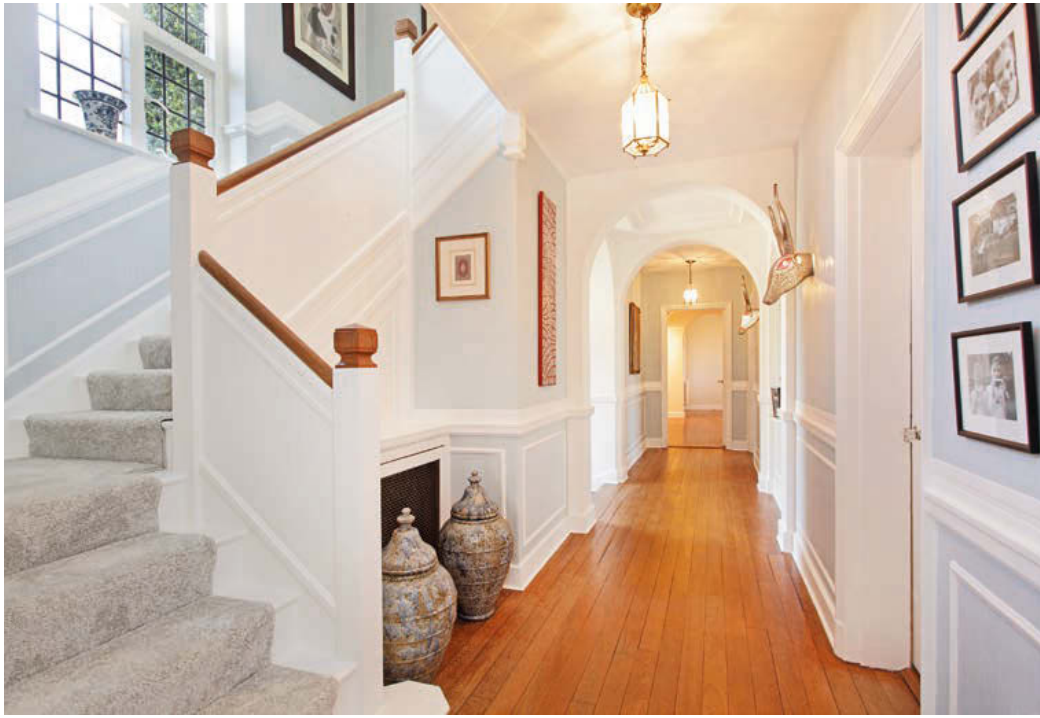
Little Court

Little Court is beautifully positioned within its 5 acres of gardens and grounds being set back from Neb Lane, providing a wonderful sense of arrival. The main house extends to just under 6,000 sq. ft. and was constructed in approximately 1925 with accommodation over three floors. The arrangement of the accommodation can be seen on the floor plans contained within the brochure and can be briefly described as follows.

On the ground floor there are a series of elegant reception rooms which provide a good balance between formal and informal living. The principal rooms are positioned to the rear of the house enjoying southerly views over the gardens

and grounds and beyond. The kitchen and sitting room, not only have views over the gardens, but also access to the gardens and on to the York stone terrace which extends the entire south façade of the house. There is a wine cellar, racked for 800 bottles

The first floor is similarly well laid out with light and spacious rooms enjoying far reaching views. There is a generous master bedroom suite with dressing room and bathroom. There is also a guest suite, two additional bedrooms and family bathroom completing this floor. On the second floor there are two bedrooms and a bathroom and a games room.

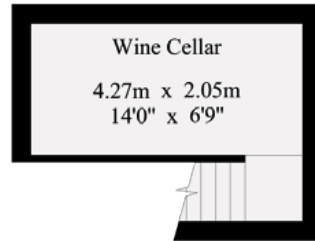
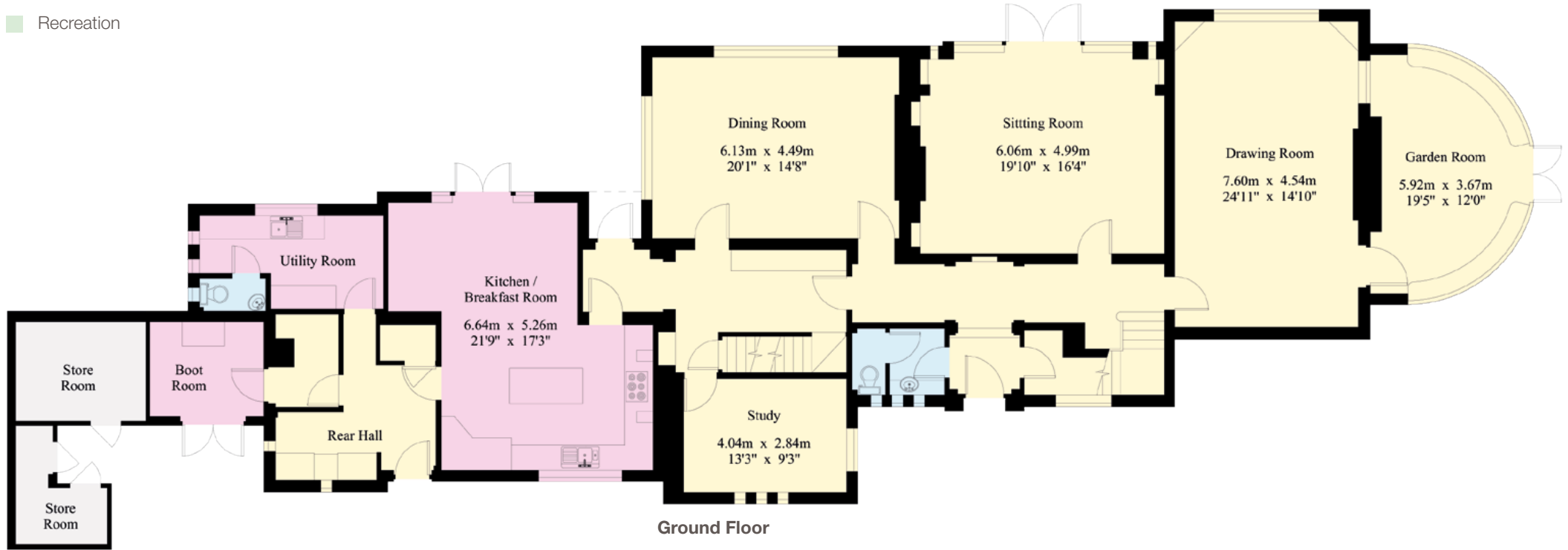




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

Main House = 542.0 sq.m (5834 sq.ft.)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



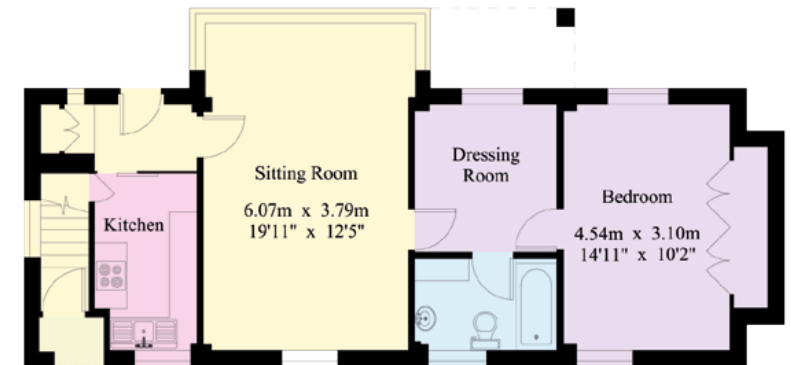
Approximate Gross Internal Floor Area

Upper Flat = 60.4 sq.m (650 sq.ft.)

Lower Flat = 64.3 sq.m (692 sq.ft.)



First Floor



Ground Floor

Little Court Cottage

Little court cottage was constructed in a similar style and similar time to the main house and is positioned to the north west and enjoys its own separate access. It extends to approximately 1,300

sq. ft. in total and is currently divided into two separate apartments, one on the ground floor with two bedrooms and one on the first floor with one bedroom. Both have their own independent access.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Outbuildings

To the west of Little Court Cottage are a number of outbuildings including a timber outbuilding divided into a potting shed, store and a workshop respectively. There is also a greenhouse, double garage and to the east of the property is a series of smaller outbuildings, previously stables, now providing useful storage.

Gardens and Grounds

The beautifully maintained gardens and grounds are

undoubtedly a very special feature of Little Court. The property is approached via a large set of wrought iron gates leading to an attractive tree lined drive and turning circle in front of the property, providing parking for several cars. The principal gardens lie to the south and west of the house and include a pretty stone terrace overlooking the lawn tennis court/croquet lawn, which is surrounded by a well clipped yew hedge. From here steps lead down to the lower lawns which slope gently down to the orchard and a high beech

hedge, with an arch leading through to the paddock which has its own access to the kitchen garden. To the west of the property is a charming walled garden which features a variety of mature Rose beds.

The heated swimming pool is situated to the west of the house and is well sheltered being completely surrounded by a yew hedge. There is a timber pool house to one side with changing rooms and the boiler.









Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. Any others are specifically excluded but may be available by separate negotiation.

Local Authority

Tandridge District Council. Tel: 01883 722000

Directions (RH8 9JN)

From Junction 6 of the M25 follow signs to the A23. Continue on the dual carriageway for about 1 ½ miles as far as the roundabout. Turn left on to the A25 signposted Oxted. Follow this road towards Oxted, passing the turning to Tandridge Golf Course on the right hand side. Turn right soon after this, signposted Old Oxted. Continue on this road for about 150 yards to the crossroads, turning right opposite the Old Bell Inn into Beadles Lane. Follow this lane up the hill for a short distance, turning right into Neb Lane, which is a private road. The entrance gates to Little Court will be found on the left hand side after about 50 yards.

Viewing

Strictly by appointment with the vendor's sole agent Knight Frank.

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