

# Payne & Co.



**4 Winterbourne Mews**

**Old Oxted RH8 9LY**

**Freehold**

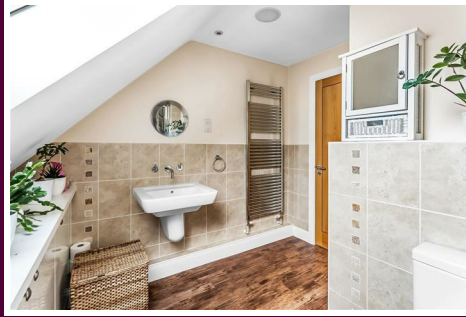
**£815,000**



# 4 Winterbourne Mews

Old Oxted RH8 9LY

£815,000



## Situation

Found within a small gated development within a stone's throw of Old Oxted and its High Street with wealth of period properties and inns. The property is also within walking distance of central Oxted offering a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities, such as the renowned Tandridge golf club, are available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Gatwick and Heathrow airports.

## Location/Directions

For SatNav use: RH8 9LY. From Old Oxted High Street turn into Brook Hill, proceed underneath the A25 overpass and the turning into Winterbourne Mews will be found immediately afterwards on the right hand side.

## To Be Sold

A well presented family home found within a gated development. The property boasts good sized reception space downstairs, including a vaulted ceiling to the dining room, whilst upstairs there is an ensuite shower room to the principal bedroom. The rear garden is an attractive and secluded space, perfect for relaxing. Covered parking for one car is provided with an adjacent car barn.

## Front Door

Leading to;

## Hallway

Ceramic tiled flooring, radiator, doors to (stairs to first floor);

## Sitting Room

Twin aspect double glazed windows, ceramic tiled flooring, two radiators.

## Cloakroom

Ceiling spotlights, two piece white sanitary suite (comprising wash hand basin with mixer tap, close coupled w.c with button flush), radiator, ceramic tiled flooring, part tiled walls, understair cupboard.

## Kitchen/Diner

Dining Area - Rear aspect double glazed bay window with French doors, vaulted ceiling with two automatic Velux windows. ceramic tiled flooring, two radiators, log burning stove (gas fired),  
Kitchen Area - Range of eye and base level units, black granite work surfaces with inset one and a half bowl sink with mixer tap, range cooker with extractor over, integrated appliances of fridge, freezer and dishwasher, space for tall fridge freezer, ceiling spotlights, ceramic tiled flooring, doors to;

## Larder Cupboard

Matching ceramic tiled floor and eye and base level units to kitchen, grey granite effect work surfaces, space for under counter fridge or freezer.

## Utility Room

Matching eye and base level units and ceramic tiled flooring to kitchen, grey granite effect work surfaces, inset stainless steel sink and drainer, wall mounted Potterton boiler, extractor, fuse board (at high level), space and plumbing for below counter washing machine and tumble dryer.

## First Floor Landing

Loft hatch, doors to;

Tel: 01883 712261

### **Principal Bedroom**

Front aspect double glazed window, radiator, integral storage.

### **En-Suite Shower Room**

Side aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled w.c with button flush, semi-pedestal wash hand basin with mixer tap, shower enclosure with integrated Aqualisa controls), ceiling spotlights, chrome heated towel rail, extractor fan.

### **Bedroom**

Rear aspect double glazed window, radiator.

### **Bedroom**

Rear aspect double glazed window, radiator, integral storage.

### **Bedroom**

Front aspect double glazed window, radiator, integral storage, airing cupboard (hot water tank).

### **Outside**

To the front of the property there is parking for one car within a generously sized open car barn.

The rear garden, which is an attractive and secluded

space, is mainly finished with wooden decking together with well stocked shrub beds around the margins and a patio immediately outside the dining room's French doors.

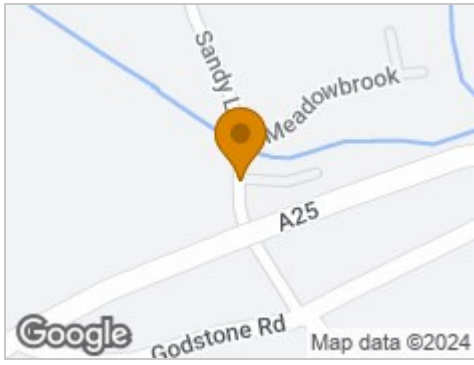
### **Notes**

NB: A sound system is installed within the property with speakers present in most rooms.

### **Tandridge District Council Tax Band G**



## Road Map



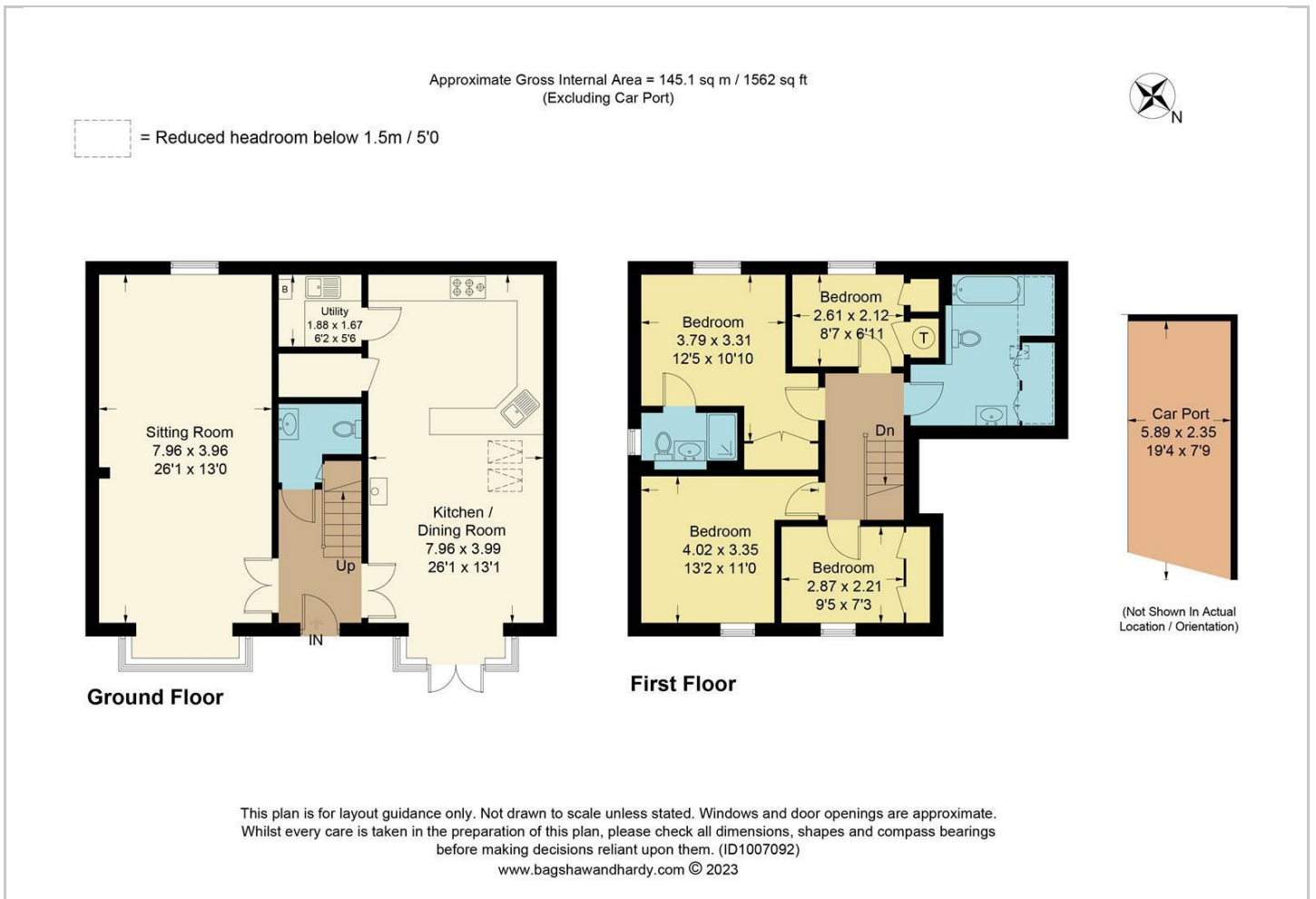
## Hybrid Map



## Terrain Map



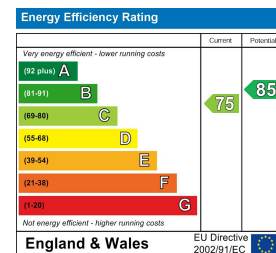
## Floor Plan



## 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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