

Payne & Co.



28 Park Road

Limpsfield Oxted RH8 0AW

Freehold

£1,550,000



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Situation

Oxted town centre offers 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 are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

Satnav RH8 0AW. From the centre of Oxted proceed along Bluehouse Lane turning left into Park Road after approximately half a mile. Follow Park Road round and No. 28 will be found on the right hand side.

To Be Sold

Available with NO ONWARD CHAIN is this imposing and substantial detached family home offering fantastic scope to modernise and extend (STPP) positioned in a sought after address with a large mature and secluded garden with the overall plot extending to half an acre.

Reception Hallway

An abundance of oak including oak flooring, stairs to first floor, arched display recess, storage cupboard under stairs.

Drawing Room

An attractive and good size triple aspect room with open fireplace with marble surround and timber mantelpiece.

Conservatory

Door to rear garden connecting to door to;

Dining Room

Picture window overlooking rear garden, serving hatch to kitchen.

Kitchen/Breakfast Room

Dated units comprising base drawers and cupboards, wall mounted cupboards, space for fridge freezer, integrated dishwasher, oven and hob, built-in pantry, built-in cupboard housing gas fired central heating boiler and plumbing available for washing machine.

Playroom

Rear aspect window

Utility Room

Single bowl single drainer stainless steel sink unit, base drawers and cupboards, further range of low level cupboards, door to side passage way, door to;

Study

Front aspect window.

Stairs to First Floor

Built-in linen cupboard, built-in shelved storage cupboard, spacious landing with small snug area, trap to loft.

Bedroom One

Large double aspect room, built-in wardrobe cupboards, outlook over rear garden.

Bedroom Two

Built-in double wardrobe cupboards, vanity unit, outlook overlooking rear garden.

Bedroom Three

Built-in double wardrobe cupboard, vanity unit, outlook over rear garden.

Tel: 01883 712261

Bedroom Four

Lift to ground floor, outlook over rear garden.

Bathroom

White suite of enclosed bath with shower above, vanity unit, low suite w.c, heated towel rail.

Cloakroom

Low suite w.c, corner wash hand basin.

Shower Room

Enclosed shower cubicle and pedestal wash hand basin.

Outside

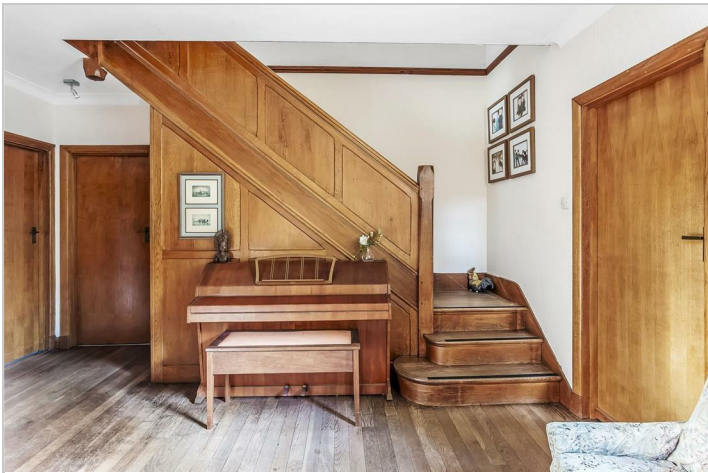
The property, which is lightly elevated and set back from Park Road, is approached by a large driveway with turning area with adjacent area of lawn with mature pine trees and shrubs. This leads to a DOUBLE GARAGE with electrically operated up and over door with side personal door to a covered passageway that gives access to the REAR GARDEN which is a particular feature by offering a high degree of seclusion from neighbouring properties.

Immediately adjacent to the property is a wide paved patio / entertaining area which naturally leads to a level area of lawn with central steps and large rockery borders

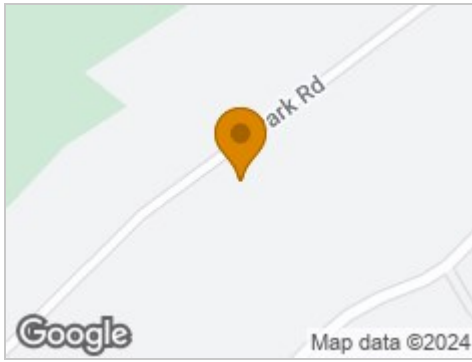
with an abundance of shrubs. From here there is a larger expanse of level lawn, ideal for those with a growing family. Dotted around in the garden are a number of mature trees as well as laurel boundary hedges.

THE OVERALL PLOT IS APPROXIMATELY 1/2 AN ACRE

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



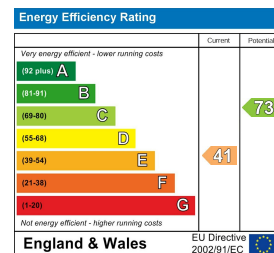
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.