

# Payne & Co.



**67 Tanhouse Road**

**Broadham Green Oxted RH8 9PE**

**Freehold**

**£675,000**



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## Location

Located in a semi rural location close to open farmland and within a short walk of Hurst Green railway station with service to both the City and London Victoria. Oxted town centre is approximately 1.5 miles away and offers a wider range of shopping 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

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left until you reach the traffic lights with Morrisons supermarket entrance on the left. At the lights turn right into Woodhurst Lane and proceed in a southerly direction ignoring all left and right hand turnings and eventually Tanhouse Road will be found on your right hand side. Proceed along Tanhouse Road and the property will be found on your left just before the Haycutter public house.

## To Be Sold

Available with NO ONWARD chain is this truly

fascinating property that is believed to originate from the 1820's and has been in the same family for over 100 years. Interestingly the house incorporated a village shop until 1965 and now offers an opportunity to a purchaser to utilise the accommodation to their own needs. The Regency / Georgian home still retains some original features including the open staircase, fireplaces and ceiling roses. Approached from the courtyard garden there are extensive multi-use outbuildings which, some years ago, had consent to convert into accommodation although consent has now lapsed. For those who run a business from home or who have a hobby - this home really is an ideal purchase and is truly unique to the market.

## Entrance Hall

Door to;

## Snug

Front aspect window, fitted shelves.

## Sitting Room

Ornate style fireplace (display purposes only).

## Family Room

Front aspect window, concealed radiator, fitted cupboard housing fuse board, door to;

## Kitchen/Breakfast Room

Double sunken bowl sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, granite work tops, wall mounted cupboards, Indesit four ring electric hob, integrated stainless

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steel oven, space for fridge freezer, plumbing available for washing machine, built-in storage cupboards, fitted shelves and cupboards below, storage cupboard under stairs.

### **Rear Lobby**

Opening to;

### **Cloakroom**

Low suite w.c, wash hand basin.

### **Conservatory**

Tiled flooring, double doors to rear garden and further external door.

### **Stairs to First Floor Landing**

Built-in airing cupboard housing hot water tank.

### **Bedroom One**

Sliding sash window to front, farmland views, fitted wardrobe cupboard with sliding doors.

### **Bedroom Two**

Extensive range of fitted wardrobe cupboards and drawers, ornate style fireplace (display purposes

only), sliding sash window to the front, attractive farmland views.

### **Bedroom Three**

Bespoke solid oak fitted wardrobes and storage cupboards, Ideal gas fired central heating boiler.

### **Bathroom**

Sunken bath with mixer tap and hand shower attachment, separate shower cubicle, pedestal wash hand basin, low suite w.c, tiled walls.

### **Outside**

Ample driveway parking to the front of the property with adjacent 'Japanese garden', wide side access with greenhouse and gated to the south facing REAR GARDEN which is currently laid for ease of maintenance with tarmacadam. Useful out houses comprising office, large storage area and workshop beyond.

### **Tandridge District Council Tax Band D**



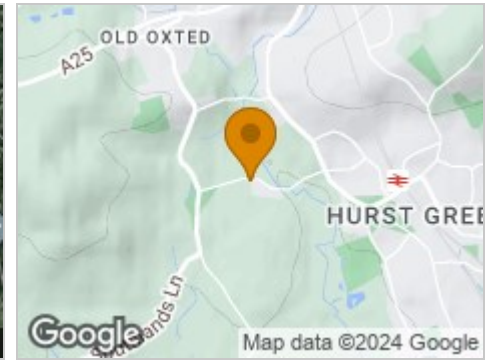
## Road Map



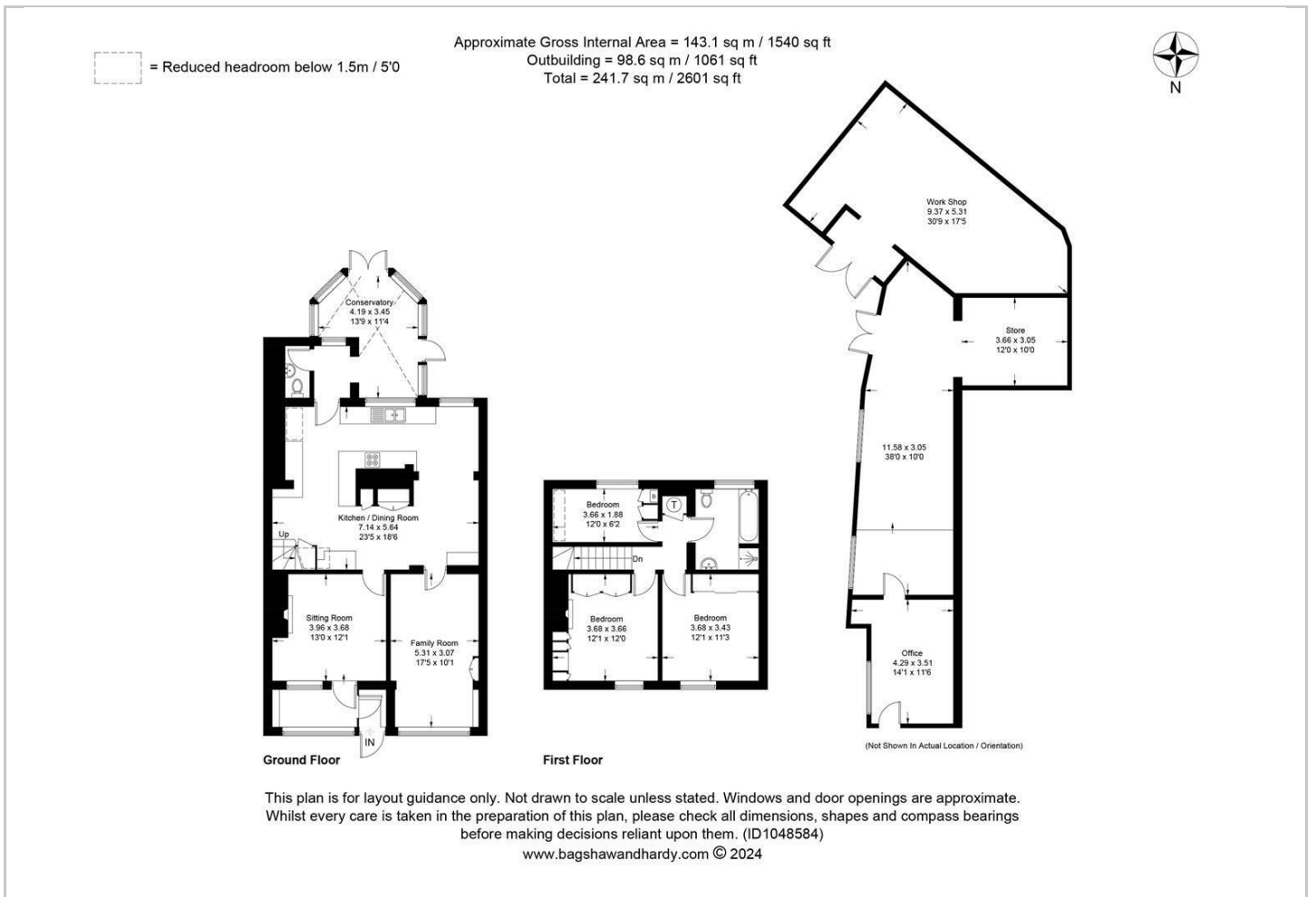
## Hybrid Map



## Terrain Map



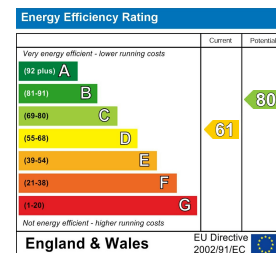
## Floor Plan



## 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.