

Payne & Co.



11 St Michaels Wolfs Row

Limpsfield Oxted RH8 0QL

£2,500 Per Calendar Month



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Situation

St Michaels is in a semi rural location close to National Trust common land and within easy walking distance of Limpsfield Village with local shops, restaurant, pub and church. Oxted town centre is close by and 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

From our office proceed down Station Road West to the roundabout and turn left in to East Hill Road. At the junction with the A25 turn left on to East Hill. At the traffic lights proceed straight ahead in the direction of Westerham until reaching the second set of traffic lights. At these lights turn right in to Wolfs Row and the entrance to St Michaels will be found after a short distance on the right hand side.

To Be Let

A superb three bedroom first floor apartment within the former St Michael School, a Grade II

Listed period building offering spacious accommodation, enjoying extensive mature grounds and benefitting from a tandem garage. AVAILABLE EARLY JULY.

Long Entrance Hall

Two double panelled radiators, trap to loft, security video entry phone.

Drawing Room

Three concealed radiators, wall light points, attractive Limestone feature living flame coal effect gas fire.

Kitchen

One and a half bowl single drainer ceramic sink unit with mixer tap, base drawers and cupboards, range of matching wall mounted cupboards and glazed display units, inset four ring de Dietrich gas hob with cooker hood above, integrated fridge freezer, AEG microwave with double oven below, integrated dishwasher and washer dryer, opening to -

Dining room

Connecting doors to entrance hall, double panelled radiator, attractive outlook over communal gardens.

Family Bathroom

White suite of enclosed bath with mixer tap and hand shower attachment, low suite wc, pedestal wash basin with mixer tap, heated ladder towel rail, part tiled walls, extractor.

Tel: 01883 712261

Bedroom Two

Including built in double wardrobe cupboard, wall light points, double panelled radiator, outlook over communal gardens.

En-Suite Shower Room

Corner shower, pedestal wash basin with mixer tap, low suite w.c., shaver point, tiled walls, extractor.

Inner Hallway

Radiator, built in cupboard housing hot water tank.

Bedroom Three

Plus built in double wardrobe cupboard, radiator.

Bedroom One

Two concealed radiators, built in double wardrobe cupboard, wall light points, twin fitted wardrobe cupboards, steps leading to -

Large Walk In Dressing Room

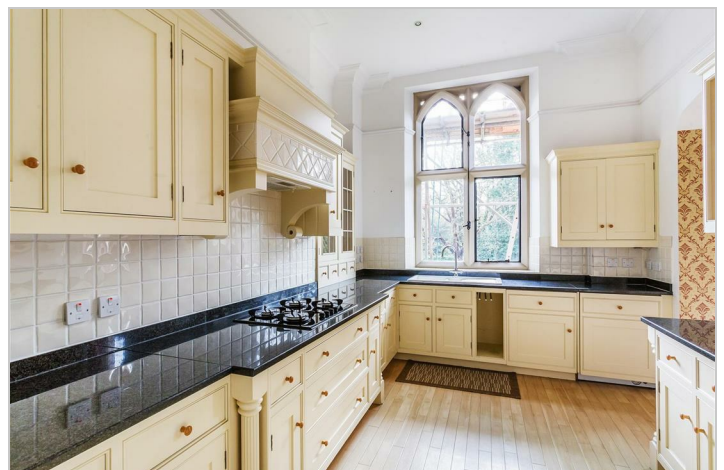
Shelved and railed.

En-Suite Bathroom

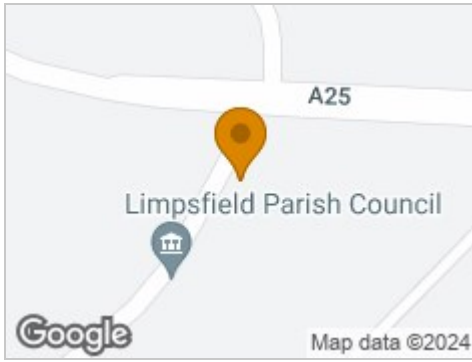
Sunken bath with mixer tap and hand shower attachment, pedestal wash basin, low suite wc, corner shower, shaver point, part tiled walls, extractor, heated towel rail.

Outside

The property is approached through electrically operated gates with driveway leading to parking areas and the cleverly designed garage block which is concealed by an extensive terrace with planted areas and seating. The property has a large double length garage (electricity for the garage is charged by the management committee on usage) with electrically operated door, internal lighting and power point. In addition there is one allocated parking space as well as ample space for guest parking. The grounds are a particular feature with well stock borders, lawns and ornamental trees. Furthermore, there is a hard tennis court and golf practice net. Tandridge District Council Tax Band G (01883) 722000



Road Map



Hybrid Map



Terrain Map



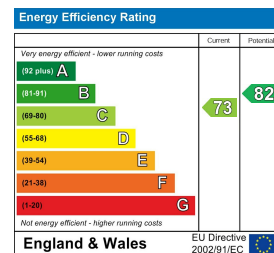
Floor Plan



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.