

Payne & Co.



26 Paddock Way

Hurst Green RH8 0LG

Freehold

£800,000



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Situation

Positioned in a wonderful leafy location on the borders of Hurst Green and Oxted. The village green of Hurst Green is just over only 0.5km away and Hurst Green commuter railway station (London circa 40 mins) is a five minute walk away. The local main roads (A25 and M25) are easily accessible.

Nearby Oxted town centre offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

Location/Directions

For SatNav use: RH8 0LG. On entering Paddock Way heading in a northerly direction, follow the road for around 260m where the road bears around to the right and the property will be found on the right hand side after circa 115m.

To Be Sold

Attractively positioned in a quiet no through road, this family home is beautifully appointed and has been meticulously maintained by the current owners. Boasting a stunning southerly facing rear garden, three double bedrooms (one with ensuite shower room), study and integral double garage.

Front Door

Leading to;

Hallway

Radiator, ceiling spotlights, coat cupboard (slatted shelves and hanging rail), further storage cupboard (part shelved).

Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled WC with dual flush), radiator.

Kitchen/Diner

Rear aspect double glazed French doors and two side aspect double glazed windows, range of cream hi-gloss eye and base level units with cream stone effect work surfaces with inset one and a half bowl sink drainer and mixer tap, inset Smeg induction hob with 'down draft' external extractor, integrated appliances of full height fridge (with small freezer compartment), dishwasher, twin Neff ovens (one with microwave function and warming drawer), tiled splashbacks, matching central island (Moveable. Central island has bamboo worksurface), ceiling spotlights, bamboo flooring.

Sitting Room

Rear aspect double glazed French doors, two side aspect double glazed windows, two radiators, brick and tile fireplace with wooden mantel (gas fire).

Study

Side aspect double glazed window, radiator, ceiling spotlights.

Integral Garage

Electric roller door, light and power, insulated ceiling, carpeted. Utility area comprising work surface with inset one and a half bowl sink, drainer and mixer tap, cream hi-gloss eye and base level units, space and plumbing for washing machine and tumble dryer.

First Floor Landing

Front aspect double glazed window, radiator.

Bedroom

Rear aspect double glazed window, radiator, wide selection of matching fitted storage units including full length hanging

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space, drawers, dressing table and bedside lockers, hidden airing cupboard space (with slatted shelves).

Ensuite Shower Room

Two side aspect frosted double glazed windows, three piece white sanitary suite including wash hand basin with mixer tap and integrated storage below, close coupled WC with dual flush, walk-in shower with integrated Aqualisa controls and both high level drencher and moveable rail drencher, chrome heated towel rail, ceramic wall and floor tiling, ceiling spotlights, extractor fan, electrically heated mirror, underfloor heating. Aqualisa shower has remote control function.

Bedroom

Front aspect double glazed window, radiator.

Bedroom

Rear aspect double glazed window, radiator.

Family Bathroom

Side aspect frosted double glazed window, three piece white sanitary suite (comprising close coupled WC with dual flush, pedestal wash hand basin with mixer tap, bath with mixer tap and integrated shower over and glass shower screen), chrome heated towel rail, integrated storage units, vinyl flooring, ceiling spotlights, extractor fan, part tiled walls, electrically heated mirror.

Outside

The property occupies a plot of circa 0.15 acres.

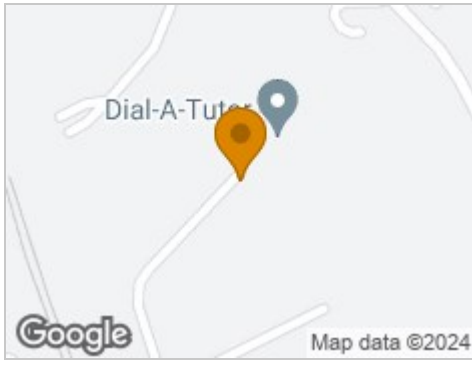
The front garden offers block paved off road parking leading up to the double garage. With space for two to three cars (depending on size) this parking area is attractively framed on both sides with lawn, Gated pedestrian access is possible around the both sides of the property.

The sunny and southerly facing rear garden has been thoughtfully developed over many years by the current owners and comprises a split level patio, served directly from the kitchen / diner and the sitting room, complete with water feature. From the patio, several steps lead down to a level lawned area, bordered on the left hand side by a well stocked raised shrub border and over towards the right hand boundary a decked seating area. At the far end of the garden, two garden sheds are present discreetly hidden from view behind attractive wooden fencing.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



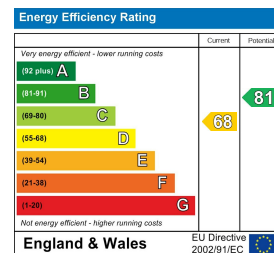
Floor Plan



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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