

Payne & Co.



2 New Barn Tandridge Lane

Oxted, RH8 9NS

£2,500 Per Calendar Month



A rarely available and brand new single storey home set in a rural location within a small select development. The property has been constructed with high specification fixtures and fittings, ample parking and and is situated within a beautiful rural setting. The property is available immediately.



Situation

Located in a rural setting and enjoying far reaching and attractive farmland views. Oxted is approximately 3.5 miles away and offers a wider 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

From our offices proceed east onto the A25 and take the first turning at the roundabout, through Tandridge Village towards Crowhurst. Just before the railway bridge, take a turning on the right hand side signed posted to Old Hall Farm. The property is approached via a driveway and set back from Tandridge Lane.

Accommodation

A Beautifully presented 2 bedroom new build home, set in an enclave of three similar properties. The property is approached by a driveway leading to a parking area benefiting from EV charging point and directly in front of the property is a small private fence enclosed garden. To the rear of the property there is a fence enclosed garden mainly laid to lawn with far reaching farmland views.

The front door leads to the entrance hall with door leading to a beautiful neutral living space with windows to the front elevation and patio doors to the rear creating a light and airy space. The stylish modern kitchen comprises a good range of eye and base level units with integrated appliances and peninsular island creating additional workspace.

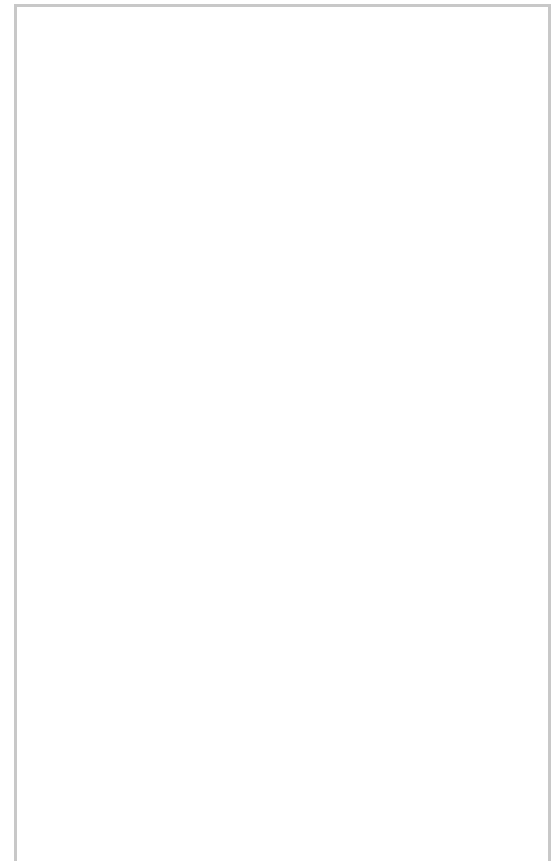
From the hallway the principal bedroom benefits from an en-suite shower room and adjoining dressing room, with further bedroom and well appointed family bathroom.

Tandridge District Council Tax Band (TBA)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.