

Payne & Co.



4 New Barn Tandridge Lane

Tandridge Oxted RH8 9NS

£3,750 Per Calendar Month



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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 substantial 5 bedroom new build home, set in an enclave of three similar properties. The property is approached by a driveway leading to a parking area and benefiting from EV charging point. The garden which is mainly laid to lawn is situated to the front of the property which is part

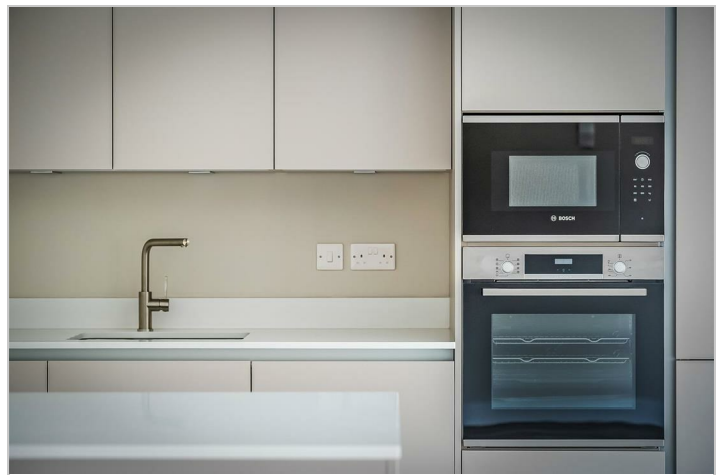
fence enclosed (there is an entrance gate to the right which is purely for emergency vehicles use), and a young Laurel hedging.

The adaptable accommodation is arranged on two floors and briefly comprises;

Front door leading to the entrance hall with door leading to a beautiful neutral living space with dual aspect sliding patio doors (the rear doors leading to an enclosed small private courtyard area) making this a very 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 a breakfast seating area. There are two bedrooms to the ground floor, one with en-suite bathroom, a guest cloakroom and storage cupboards.

A staircase leads from the hallway to the first floor with principle bedroom, en-suite shower room and adjoining room suitable for a dressing room/storage, a Juliet balcony overlooking the front garden and beyond. There is a further bedroom with en-suite shower room and a further bedroom/study.

Tandridge District Council Tax Band (TBA)



Road Map



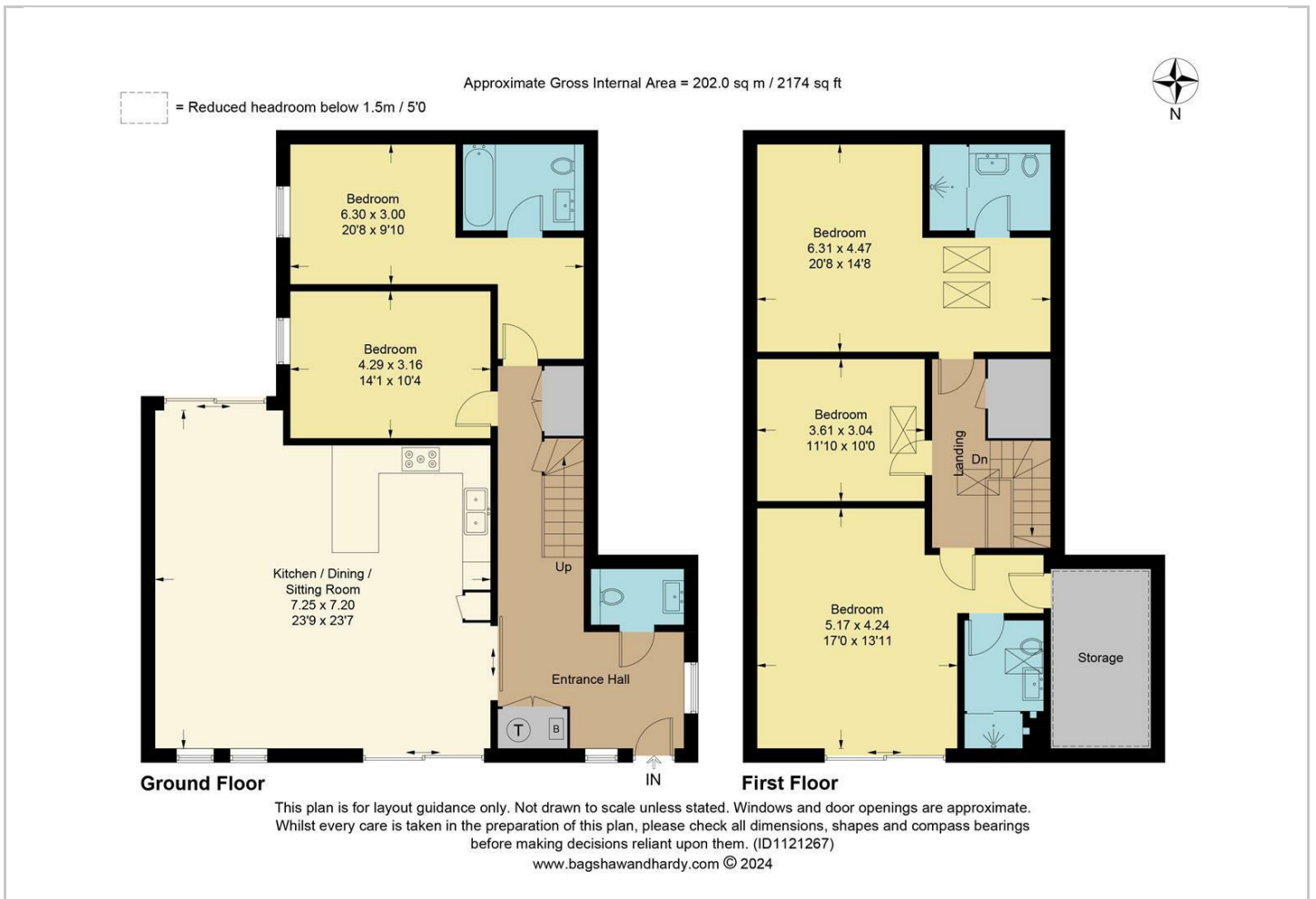
Hybrid Map



Terrain Map



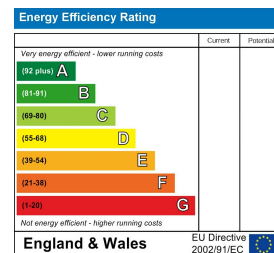
Floor Plan



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.