



April Cottage High Oxted, RH8 0DR

Freehold

A quaint period cottage located in the heart of Limpsfield Village with accommodation over three floors. The property enjoys a private garden and is available with no onward chain.

£349,950

April Cottage High Street

Limpsfield, Oxted, RH8 0DR



Situation

Located in the heart of this popular Surrey village with its wealth of period properties, village store, restaurant, public house, church and approximately one mile of Oxted town centre, offering 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/Directions

Approaching Oxted from Godstone direction, stay on the A25 until the third set of traffic lights. Turn left into Limpsfield High Street and the property will be found on the right hand side shortly after passing the Memorial Stores on the left hand side. For Sat Nav use RH8 0DR

To Be Sold

A quaint period cottage located in the heart of Limpsfield Village with accommodation over three floors. The property enjoys a private garden and is available with no onward chain.

Front Door

Leading to;

Lounge

Front aspect bay leaded light window, ceiling beams, open fire with stone surround and hearth, radiator, two built-in cupboards.

Kitchen

Rear aspect leaded light window, base drawers and cupboards, matching wall cupboards, stainless steel sink, drainer and mixer tap, laminate work surfaces, free standing electric oven with hob, under counter washing machine, part tiled walls, tumble dryer and fridge freezer under stairs, door to rear garden and stairs to first floor.

Stairs to First Floor

Bedroom

Front aspect leaded light window, storage cupboard, fire recess (no fire), radiator.

Bathroom

Rear aspect leaded light window, cupboard housing hot water tank and gas central heating boiler, white bath with shower over, low suite w.c, wash hand basin, towel rail.

Stairs to Second Floor

Bedroom

Front aspect leaded light window, eaves storage, trap to loft, sloping ceilings.

Outside

Attractive secluded cottage style garden with adjacent patio, stone walls and fence enclosed, shrub borders, garden store. The front of the property is bordered by an attractive stone wall and approached through a wrought iron gate, path to front door and small area of lawn.

Tandridge District Council Tax Band D

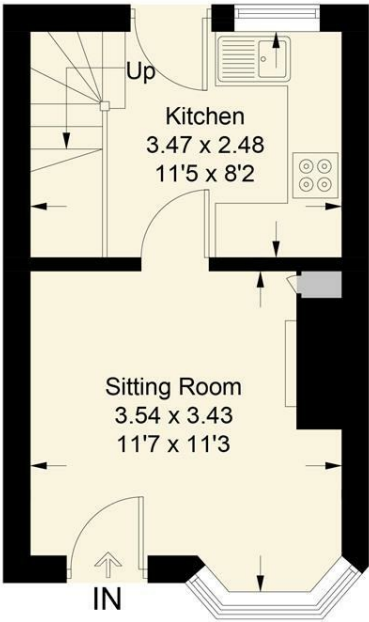


Directions

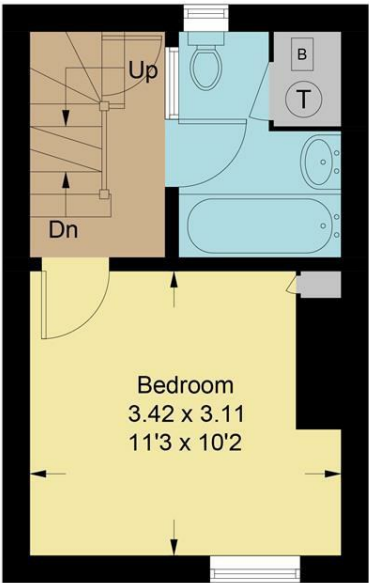


Floor Plan

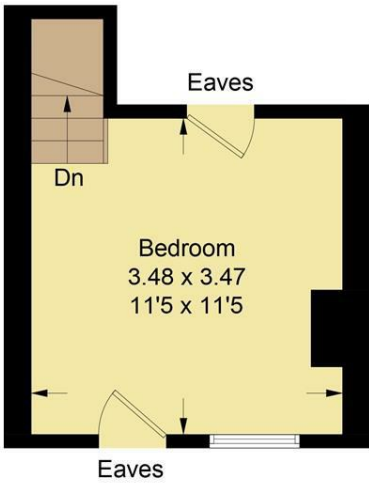
Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID1138662)
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