

Payne & Co.



85A High Street

Old Oxted RH8 9LN

Leasehold

£340,000



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Situation

Located in the heart of this historic and picturesque High Street of Old Oxted with its wealth of period properties and inns. The property is within walking distance of Oxted town centre offering a wide range of shopping facilities together with a 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, such as the renowned Tandridge golf club, are 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 office proceed down Station Road West to the roundabout, proceed straight ahead into Church Lane. At the junction with the A25 turn right and then immediately left into High Street Old Oxted and the property will be found up the hill on the left hand side on the corner of Beadles lane.

To Be Sold

A charming Grade II Listed first floor maisonette offering a wealth of characterful features located in the heart of Old Oxted enjoying a mezzanine

overlooking the reception room / kitchen, views towards the North Downs as well as a feature rooftop terrace. The accommodation briefly comprises:

Entrance Hall

Quarry tiled flooring, cupboard housing plumbing for washing machine, Oak staircase to first floor, exposed beams.

Living Room/Kitchen

An attractive double aspect room with secondary glazed units and leaded lights, engineered flooring, vaulted ceiling with a wealth of exposed beams, small staircase to MEZZANINE which provides an ideal study area.

Kitchen area - single bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, four ring electric hob with cooker hood above, Indesit stainless steel oven below, integrated fridge, space for upright fridge freezer, integrated slimline Indesit dishwasher.

Inner Hallway

Engineered oak flooring.

Bedroom Two

Engineered oak flooring, secondary glazed window with outlook over Old Oxted, twin fitted double wardrobe cupboards.

Bathroom

Modern white suite of enclosed bath with mixer

Tel: 01883 712261

tap and hand shower attachment, corner shower cubicle, low suite w.c., vanity unit, chrome heated ladder towel rail, tiled flooring, vaulted ceiling.

Study Area

With large exposed beam, open fireplace (currently not able to be used), vaulted ceiling, wealth of exposed beams, oak laminate flooring, spiral staircase to Roof Top Terrace.

Bedroom One

Secondary glazed window overlooking Old Oxted High Street and views towards the North Downs.

From the Study Area

Spiral staircase to roof top terrace with views towards the North Downs.

Note

Lease Details - 125 years from and including 24th June 2018.

Ground Rent - £100 per annum for the first 25 years of the term increasing by £100 on 25th,

50th, 75th and 100th anniversary of the commencement of the term.

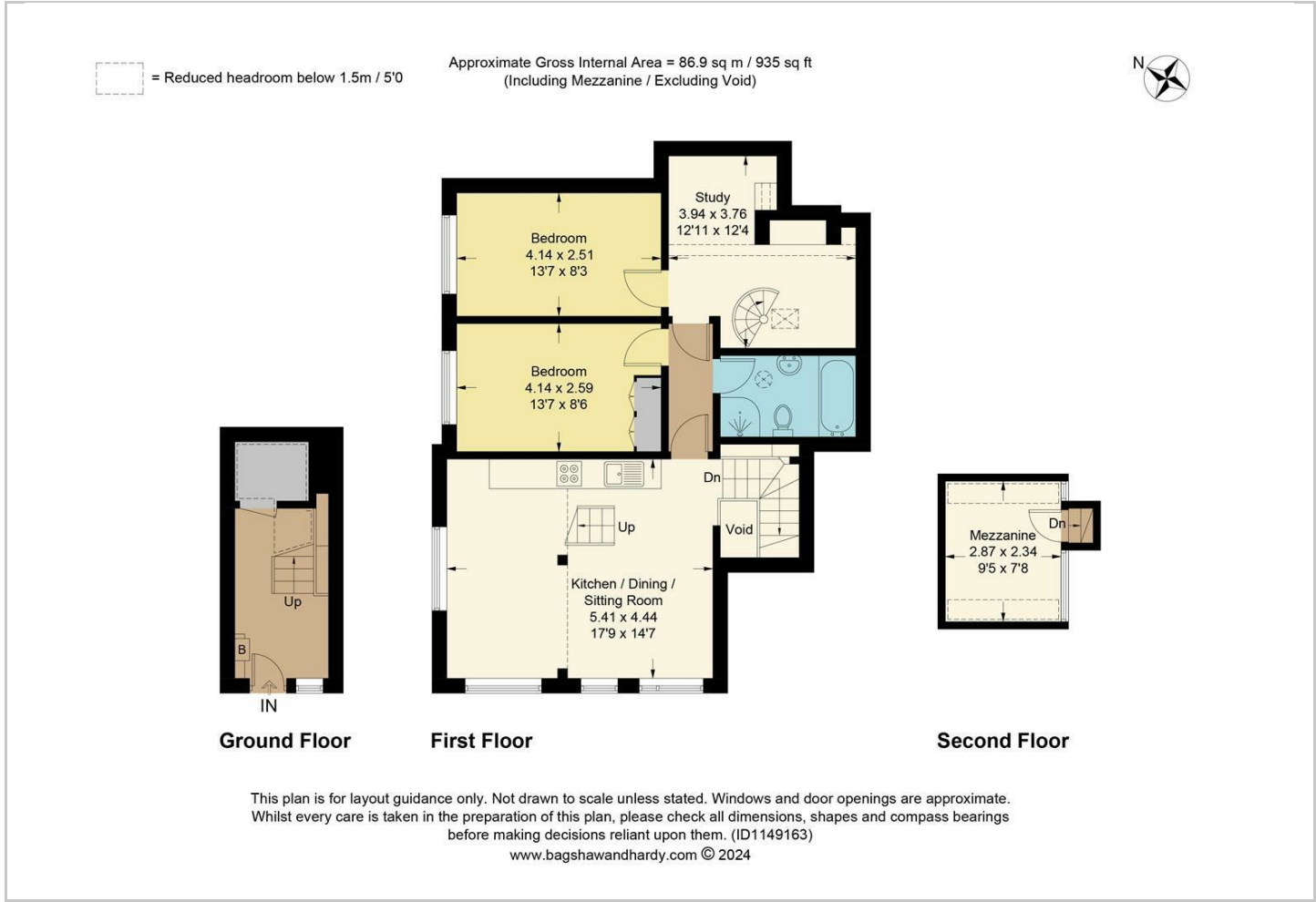
Tandridge District Council Tax Band C



Road Map



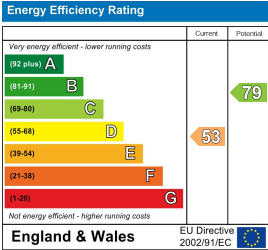
Floor Plan



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