

Payne & Co.



Old Meldrum Meldrum Close

Freehold

Hurst Green RH8 9BY

£1,250,000



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Situation

Positioned in a popular no through road just off Hurst Green itself.

Oxted town centre, around 1 mile away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Hurst Green takes circa 40 minutes.

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 9BY. On entering Meldrum Close take the first left hand bend and the property is found immediately on your right hand side, on the corner, just before the right hand bend.

To Be Sold

Meticulously renovated around 25 years ago by the current owners this Grade II Listed property, with parts dating back to Tudor times, occupies a generous corner plot of one third of an acre and is found in a no through road. The renovations, which have preserved the heritage of this historic building for future generations have crafted a comfortable family home fit for the 21st Century. Exposed wooden beams and wooden floors are showcased in many rooms that together with a feature Inglenook fireplace in the sitting room, complete with log burning stove, are just some of the many features that give this home such a welcoming feeling. In addition to a generous amount of off road parking to the front and access to the double garage, there is also vehicular access to the rear garden.

Front Door

Leading to;

Hallway

Radiator, doors to;

Cloakroom

Front aspect window, radiator, two piece white sanitary suite (comprising close coupled WC and pedestal wash hand basin).

Snug

Rear aspect window, radiator, this space would work perfectly should an additional bedroom be required, opening to;

Study

Rear aspect window, radiator, door to rear garden, door to;

Shower Room

Front aspect window, radiator, shower over wet-room style floor, close coupled WC, pedestal wash hand basin.

Sitting Room

Front and rear aspect windows, three radiators, feature inglenook fireplace with log burning stove, door to;

Kitchen/Breakfast Room

Side and rear aspect windows, two radiators, range of eye and base level units, work surfaces with inset stainless steel sink complete with drainer and mixer tap, spaces for tall fridge freezer and range cooker, ceiling spotlights, space for table and chairs, door to;

Utility Room

Two front aspect windows, matching work surfaces and base units to those in kitchen, inset stainless steel sink complete with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, radiator, ceiling spotlights, stable door to rear garden, door to;

Cloakroom

Front aspect window, radiator, ceiling spotlights, two piece white sanitary suite (comprising close coupled WC, pedestal wash hand basin), ceramic tiled flooring.

First Floor Landing

Three front aspect windows, two radiators, airing cupboard (shelf), low level cupboard (containing fuse board), loft access, doors to;

Principal Bedroom

Rear and side aspect windows, radiator, door to;

En-Suite Bathroom

Front aspect window, three piece white sanitary suite (comprising bath with wall mounted mixer tap and hand held shower

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attachment, close coupled WC, wash hand basin with mixer tap and storage below), radiator, heated towel rail, extractor fan and part tiled walls.

Shower Room

Front aspect window, radiator, three piece white sanitary suite (comprising pedestal wash hand basin with mixer tap, close coupled WC, shower enclosure with integrated controls and extractor fan), ceiling spotlights.

Bedroom

Rear aspect window, roof light window, radiator.

Bedroom

Rear aspect window, radiator, feature recessed lighting, walk-in cupboard storage.

Bedroom

Rear aspect window, radiator.

Bedroom

Side aspect window, radiator, loft access.

Bathroom

Front and side aspect windows, radiator, heated towel rail, three piece white sanitary suite (comprising bath with wall mounted mixer tap, hand held shower attachment and integrated shower over, close coupled WC, wash hand basin with mixer tap and storage below), extractor fan.

Outside

The generous one third of an acre level plot offers plentiful paved off road parking to the front of the property leading up to

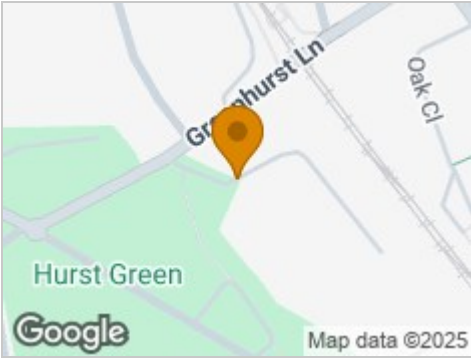
the double garage (complete with water supply pipe and power) and store.

Much of the large garden is found to the rear of the property where it is laid to lawn together with a brick-on-edge patio adjacent to the rear elevation. Vehicular access into the rear garden is also possible via double gates present in the far eastern corner. The rear garden has a southerly orientation and receives sunshine all day.

Tandridge District Council Tax Band G



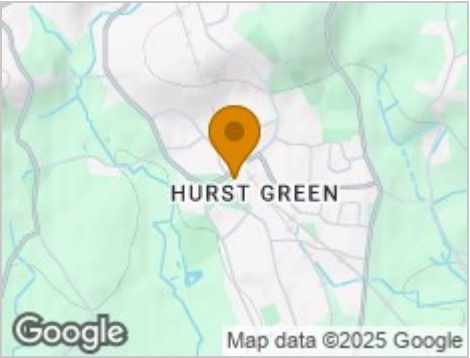
Road Map



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