

Payne & Co.



20 Godstone Road

Old Oxted RH8 9JT

Freehold

£1,325,000



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Situation

Positioned close to the heart of historic Old Oxted with its wealth of character properties and several inns.

Oxted town centre, 950m 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 Oxted takes around 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 Limsfield Chart and Tandridge golf clubs, as well as The Limsfield Club (racquet sports).

Location/Directions

From the crossroads of High Street, Beadles Lane, Godstone Road and Brook Hill, head west on Godstone Road for around 60m and Hunters Lodge will be found on the right hand side. There are electric gates forming the vehicular access and towards the south-west corner of the property there is also a gated pedestrian entrance.

To Be Sold

Offered with no chain, this family home is believed to have been built in the late 18th Century and has been extended by the current owners. Occupying a large plot of circa one-third acre and enjoying mature gardens that wrap around the property, the outside space further benefits from a sunny entertaining terrace, ample off road parking and a detached twin garage. Inside the property the accommodation is generously appointed with four reception rooms, including the stunning kitchen / dining / family room, whilst on the first floor the principal bedroom boasts an ensuite shower room.

Front Door

Leading to,

Reception Hall

Front aspect double glazed bay window, wood flooring, radiator, decorative fireplace (comprised of cast iron insert, Adam style surround, black slate hearth), storage and shelving to right hand side of chimney breast recess, stairs to first floor, doors to;

Sitting Room

Front aspect double glazed bay window, two side aspect secondary glazed windows, radiator, open fireplace feature limestone surround.

Kitchen / Dining / Family Room

Side aspect double glazed bi-folds and side aspect double glazed window, roof light, wooden flooring, range of eye and base level units, white quartz worksurfaces with sink and mixer tap and inset 6 ring induction hob with extractor over, integrated appliances of twin ovens, two dishwashers, microwave, large matching island with further sink and mixer tap, space for American fridge/freezer, ceiling spotlights, door to;

Utility

Rear aspect double glazed window and door, range of storage units, worksurface with inset sink, drainer and mixer tap, spaces for washing machine and tumble dryer, tiled floor, door to;

Shower Room

Side aspect frosted window, three piece white sanitary suite (comprising close coupled WC with hidden cistern and dual flush, wash hand basin with mixer tap and storage below, shower enclosure with wall mounted Aqualisa controls), ceiling spotlights, extractor, part tiled walls, tiled flooring.

Games Room

Two side aspect double glazed windows and two roof lights, fireplace with log burning stove, integral storage within recess of the chimney breast recess, door to;

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Study

Side aspect sash window, wall mounted boiler, ceramic tiled flooring, storage cupboard, steps down to;

Cellar

Light and power.

First Floor Landing

Roof light, airing cupboard (hot water tank), radiator, doors to;

Family Bathroom

Rear aspect double glazed window and side aspect window, three piece white sanitary suite (comprising close coupled WC with hidden cistern and dual flush, wash hand basin, bath with wall mounted controls, side filler and integrated shower over with glass screen), chrome heated towel rail, ceramic tiled flooring, ceiling spotlights, extractor fan.

Bedroom

Front aspect double glazed window, radiator, fireplace (decorative), picture rail.

Bedroom

Two front aspect double glazed windows, radiator, fireplace (decorative).

Bedroom

Side aspect double glazed window, radiator.

Principal Bedroom

Side aspect double glazed window, radiator, picture rail, wide range of fitted storage units, door to;

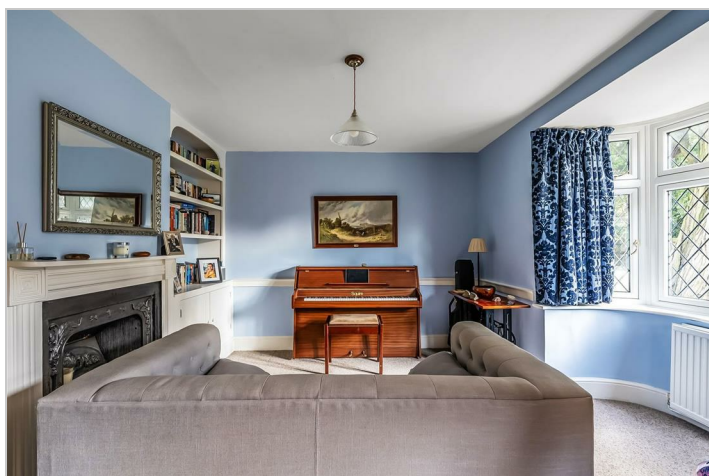
Ensuite Shower Room

Accessed via four steps down. Sanitary suite (comprising walk-in shower with integrated controls, close coupled WC with hidden cistern and dual flush, twin wash hand basins set on a stone plinth with storage below), two roof lights, tiled flooring, part tiled walls, ceiling spotlights, chrome heated towel rail.

Outside

With impressive grounds of one-third of an acre, vehicular access to the property is gained via electric gates, which leads to a generous area of off road parking and the detached twin garage building. A separate pedestrian gate is also present. The gardens wrap around the property creating a variety of interesting spaces including a large lawned area, overlooked by the sunny west facing entertaining terrace, and in the north-eastern corner there is a chicken coop and vegetable bed.

Tandridge District Council Tax Band G



Road Map



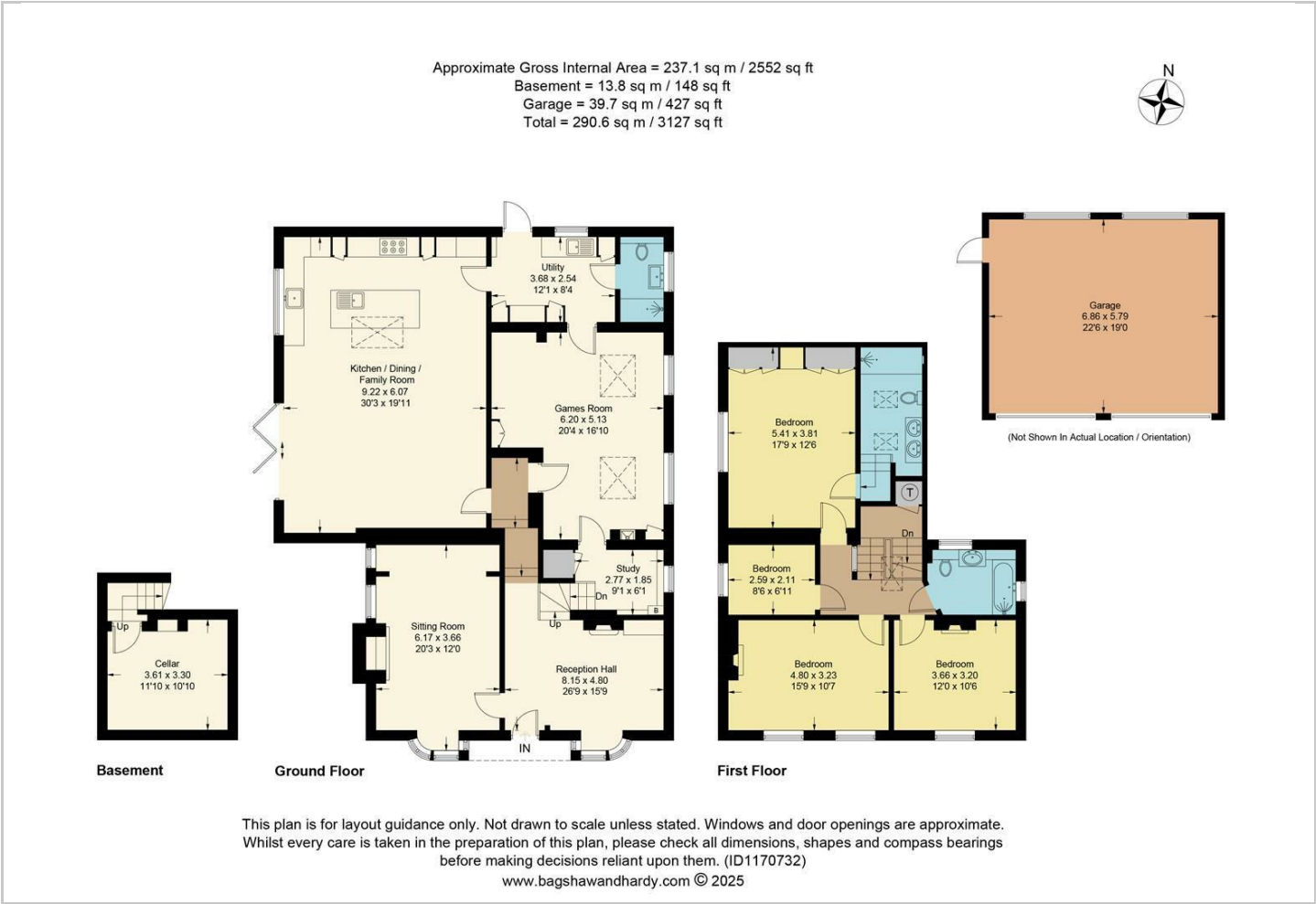
Hybrid Map



Terrain Map



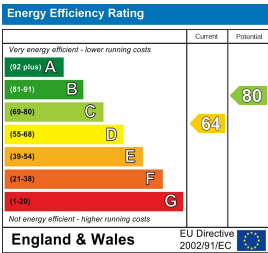
Floor Plan



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



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