

Payne & Co.



Ayresome 1 Hookwood Corner

Freehold

Limpsfield RH8 0DL

£1,350,000



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Situation

Located in the heart of this popular Surrey village with its wealth of period properties, village store, restaurant, public house, church and 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. Many Sporting and recreational facilities 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

For SatNav use RH8 0DL

To Be Sold

A substantial and impressive family home located in a tucked away position boasting substantial accommodation and nestled within a select private close off High Street, Limpsfield. The property enjoys a good size rear garden, double garage and there are views towards the North Downs.

Spacious Entrance Hall

Stairs to first floor, storage cupboard under stairs.

Cloakroom

Low suite w.c, wash hand basin, laminate wood flooring.

Snug

Good size office space and enjoys an attractive outlook over the front garden.

Dining Room

Wooden flooring, double doors leading to Conservatory.

Lounge

Adam style fireplace with fitted gas fire, casement door leading to rear garden.

Kitchen

Recently fitted with two tone colours comprising sunken one and a half bowl sink unit, base drawers and cupboards, wall mounted cupboards, integrated Neff double oven, Siemens 4 ring induction hob with cooker hood above, recess for fridge/freezer, integrated dishwasher, quartz worktops, underfloor heating, leading to;

Utility Room

Recently fitted with single bowl, single drainer sink unit with mixer tap, plumbing available for washing machine, double wall cupboard, underfloor heating, casement door leading to side garden and access to;

Double Garage

With two up and over electric doors, wall mounted gas fired central heating boiler.

Conservatory

Tiled flooring, electric heating, double doors leading to rear garden.

Tel: 01883 712261

Stairs to First Floor Landing

Spacious galleried landing, built-in airing cupboard housing hot water tank.

Principal Bedroom

Fitted bedroom furniture including wardrobe cupboards, chest of drawers, bedside tables and display units, walk in wardrobe cupboard.

En-Suite Bathroom

White suite of enclosed bath, mixer tap and hand shower attachment, corner shower cubicle, low suite w.c, vanity unit and adjacent storage cupboards, chrome heated towel rail.

Bedroom

Built-in wardrobe cupboard with folding doors, outlook over rear garden and views towards the North Downs.

En- Suite Bathroom

Enclosed shower unit, vanity unit and low suite wc

Bedroom

Twin built-in wardrobe cupboards, views towards the North Downs.

Bedroom

Views towards the North Downs.

Bedroom

Outlook over front garden.

Family Bathroom

Enclosed bath with mixer tap, separate shower above, vanity unit, low suite w.c, underfloor heating.

Outside

Driveway parking for several vehicles leading to double garage. There are two areas of lawn to the front of the property with various shrub borders with spring bulbs. Side access to;

Good size rear garden (approximately 80ft) with large expanse of paved patio which expands around to the side of the property which houses a useful greenhouse. From the patio there is a large expanse of lawn, various shrub borders, mature hedging, ornamental pond and large summerhouse.

Tandridge District Council Tax Band g



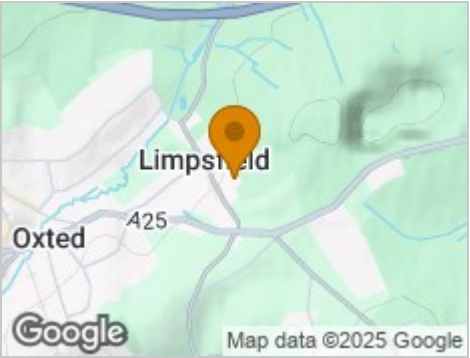
Road Map



Hybrid Map



Terrain Map



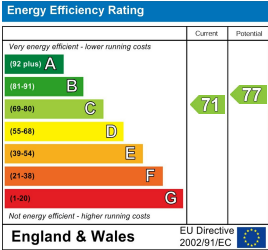
Floor Plan



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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