

# Payne & Co.



**3 Woodhurst Lane**

Oxted RH8 9HN

**Freehold**

**£900,000**



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Oxted RH8 9HN

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## Situation

Positioned close to the Oxted with its 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 Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location/Directions

Approaching Oxted from Godstone direction, stay on the A25 until reaching the viaduct traffic lights. Turn right into Woodhurst Lane and the property is the second property on the left hand side. For SatNav use RH8 9HN.

## To Be Sold

An extended and well presented family home with a hosts of benefits including large rear garden, fabulous kitchen / diner with vaulted ceiling and central island, log burning stove in the sitting room, and a garage that is currently used as a gym / office. Subject to gaining the necessary consent the property could be further enlarged with a one or two storey side extension as other properties on this road have carried out.

## Front Door

Leading to;

## Hallway

Wooden floorboards, radiator, understair cupboard (fuse board), doors to;

## Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite (comprising wash hand basin with mixer tap, close coupled WC with hidden cistern and dual flush), wall mounted Worcester boiler (within cupboard), wooden floorboards, radiator/heated towel rail.

## Snug

Side aspect frosted double glazed door, ceiling spotlights, radiator.

## Study

Book shelving, wooden floorboards, radiator, openings to;

## Sitting Room

Front aspect doubled glazed bay window, rear aspect double glazed French doors, wooden floorboards, two radiators, feature fireplace of log burning stove with black marble hearth and oak bressumer.

## Kitchen / Diner

Rear and side aspect double glazed windows and side aspect double glazed French doors, vaulted ceiling with three Velux roof lights, wooden floorboards, range of eye and base level storage units with solid wood work surfaces and matching central island with pendant lighting over, inset one and a half bowl stainless steel sink with

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drainer and mixer tap, spaces for range cooker (with extractor over), American style fridge/freezer, washing machine and dishwasher, radiator.

### **First Floor Landing**

Rear aspect double glazed window, loft hatch, doors to;

### **Family Bathroom**

Front aspect frosted double glazed window, four piece white sanitary suite (comprising shower enclosure with integrated controls and high level large fixed drencher and hand-held sliding drencher, wash hand basin with mixer tap, bath with mixer tap), ceiling spotlights, wood effect flooring, radiator.

### **Bedroom**

Rear aspect double glazed window, radiator.

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Rear aspect double glazed window, radiator, integral storage.

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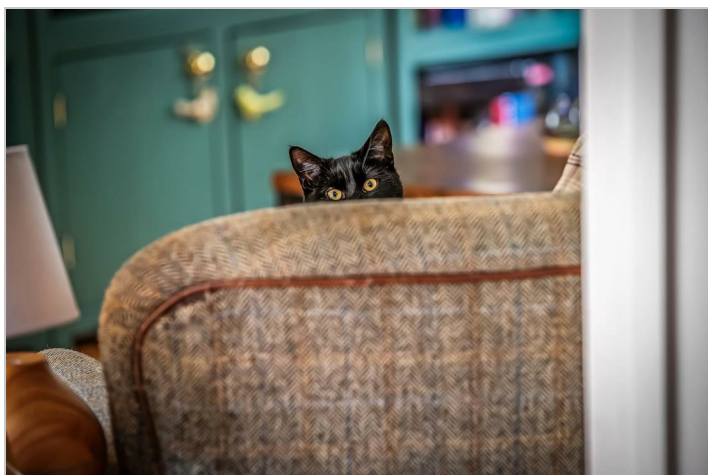
Front aspect double glazed bay window, cupboard, integral storage.

### **Outside**

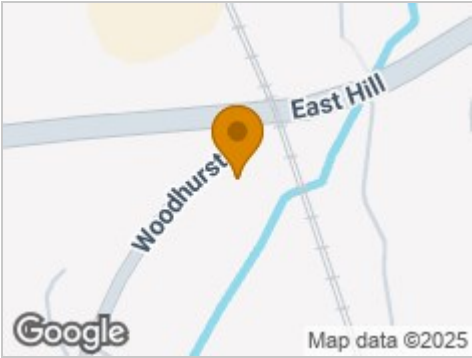
Occupying a plot of around one-fifth of an acre, the front garden offers off road parking for 2 to 3 cars leading up to the garage, with the remainder given over to lawn with a feature fruit (?) tree forming the centre piece of this space.

The generously sized rear garden, which is around 35m in length, enjoys a large patio stretching across the the full width of the rear and is served from both the kitchen / diner and sitting room as well as giving access to the rear door of the garage. The majority of the rear garden is laid to lawn, together with several raised beds on the left hand side and a garden shed on the right hand side. Towards the far end of the garden the current owners have created a fabulous entertaining / seating area. The bottom of the garden is demarcated by the River Eden (?)

### **Tandridge District Council Tax Band**



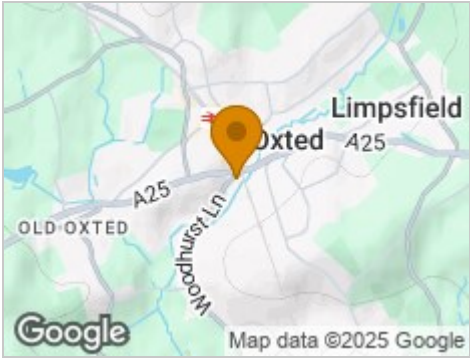
Road Map



Hybrid Map



Terrain Map



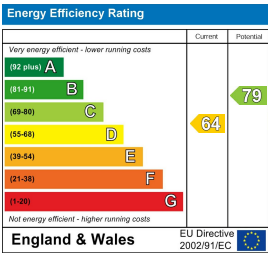
Floor Plan



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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