

Payne & Co.



22 Oast Road

Oxted RH8 9DU

Freehold

£965,000



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Situation

Positioned in a sought after address close to open countryside, yet within easy access of Hurst Green commuter railway station (2 min walk) and local main roads (A25 and M25).

Oxted town centre, around 1.5km 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 around 35 to 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

Heading north west from Greenhurst Lane, the property will be found on your left hand side after around 200m. For SatNav use: RH8 9DU

To Be Sold

Offered with no chain and situated on a sought after road, this family home is in good condition though would benefit from modernisation throughout set in a generous third of an acre plot.

Storm Porch

Leading to secondary front door, leading to.

Hallway

Parquet flooring, radiator, stairs to first floor, doors to;

Study

Front aspect double glazed window, radiator, understair cupboard (with fuse board, electricity and gas meters), fireplace.

Sitting Room

Front aspect double glazed window, radiator, feature brick and tile fireplace, double doors to;

Conservatory

Double glazed windows on three sides over a brick plinth, pitched composite roof, French doors to garden, two radiators, light and power.

Rear Lobby

Door to;

Cloakroom

Rear aspect frosted double glazed window, radiator, two piece sanitary suite (comprising close coupled WC, wash hand basin).

Kitchen / Dining Room

Rear aspect double glazed window, range of eye and base level storage units, work surfaces with inset stainless steel sink with drainer and mixer tap, inset four ring gas hob with oven below and extractor over, spaces for below counter appliances of dishwasher and washing machine, tall fridge freezer, ceiling spotlights, door to;

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Conservatory

Double glazed on two sides over brick plinth and high level window on one side, two radiators, air source heating / cooling, light and power, door to;

Store Room

Double glazed window and door to front, window to side, wall mounted Valliant boiler.

First Floor Landing

Front aspect double glazed window, cupboard storage, airing cupboard (slatted shelves and hot water tank). doors to;

Bedroom

Front aspect double glazed window, radiator, integral storage.

Bedroom

Rear aspect double glazed window, radiator, wash hand basin with mixer tap.

Bedroom

Front and rear aspect double glazed windows, radiator, integral storage.

Bathroom

Rear and side aspect double glazed windows, four piece white sanitary suite (comprising bath with mixer tap and hand held shower attachment, close coupled WC, wash hand basin with mixer tap and storage below, shower enclosure with wall mounted shower), heated towel rail, ceiling spotlights.

Outside

With a sunny south-west facing rear garden the property occupies a generous plot of circa one-third of an acre.

The front garden benefits from a carriage driveway and access around either side of the property. The rear garden features a large patio that is accessed from both conservatories and enjoys views over the remainder of this attractive space as its gently falls away, comprising areas of lawn interspersed with many shrubs beds, greenhouse and several sheds.

Tandridge District Council Tax Band G



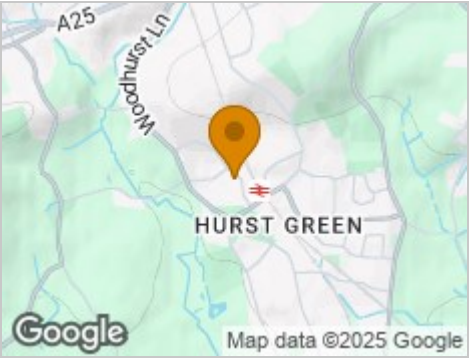
Road Map



Hybrid Map



Terrain Map



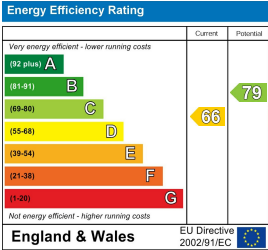
Floor Plan



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.