

Payne & Co.



High Street Oxted, RH8 0DT

A 1st/2nd floor apartment in the heart of Limpsfield Village enjoying deceptively spacious living accommodation with the benefit of a large private garden - available soon.

£1,500 Per Calendar Month

High Street

Limpsfield, Oxted, RH8 0DT



- 2/3 BEDROOMS
- BATHROOM
- LIVING ROOM
- KITCHEN
- CENTRAL HEATING
- GARDEN

Situation

Located in the heart of this popular Surrey village surrounded by a wealth of period properties together with local hostelry, restaurant, village store, jewellers and within a short walk of Limpsfield Tennis/Squash Club. Oxted town centre is approximately one mile and offers 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. Sporting and recreational facilities are generally 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

Approaching Limpsfield on the A25 from Westerham, at the Limpsfield traffic lights turn right into the High Street of Limpsfield village and the property will be located on the left hand side.

To be let

A deceptively spacious first/second floor apartment within an older style period property. The property is available shortly for a minimum term of 12 months. The accommodation arranged over two floors with approximate dimensions comprises:

Ground Floor Entrance Door - Hallway

Split staircase, door leading to rear garden.

First Floor Hallway/Landing

Living Room

Corner brick fireplace (display purposes only).

Kitchen

Inset 4 ring gas hob, electric low level oven, cooker hood above, washing machine, upright fridge/freezer, wall mounted gas fired central heating boiler.

Dining Room/Bedroom 3

Bathroom

White suite of enclosed bath with Aqualisa wall mounted shower over bath, wash basin with cupboard below, low suite w.c.

Stairs to above

Landing

Range of fitted wardrobe/storage cupboards.

Bedroom One

Bedroom Two

Outside

Good size garden with area of lawn, shrubs and plants, patio, new garden shed.

TENANT TO BE RESPONSIBLE FOR GENERAL UPKEEP OF GARDEN.

Tandridge District Council Tax Band D



Directions



Floor Plan

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1183784)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	72