

Payne & Co.



50 Stoneleigh Road

Limpsfield Chart Oxted RH8 0TW

Freehold

£875,000



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Situation

In a superb location with fabulous views directly overlooking National Trust commonland and the local cricket pitch, the property is approached by either Stoneleigh Road or Tally Road. Limpsfield Chart offers a public house (The Carpenter's Arms - Westerham Brewery) and church and has a junior school and shop in Limpsfield Village just over one mile away. Oxted centre offering a wider range of facilities including station with regular commuter services to Croydon and London is just over 2 miles away and access to the M25 motorway (junction 6) is just over 5 miles distant.

Location/Directions

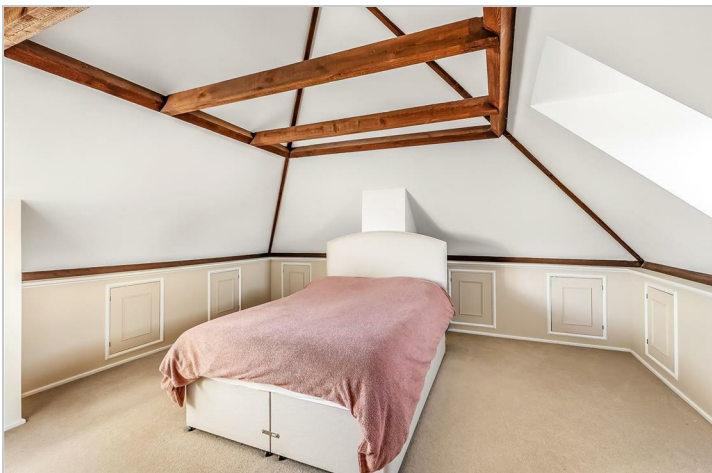
For satnav use RH8 0TW

To Be Sold

Cherry Orchard offers a purchaser a genuine opportunity to buy a property that offers adaptable and versatile accommodation over two floors to suit their own needs. To the ground floor there is a spacious kitchen / dining room with adjacent utility room, 3 bedrooms and a very large bathroom. One of the bedrooms could be utilised as a separate dining room or playroom as required and then there is a main suite of double bedroom and en suite to the 1st floor. Externally there is ample parking to the front of the property with adjacent lawn and mature shrub borders from where there is an

attractive outlook towards Limpsfield Chart cricket pitch. The rear garden is currently laid for ease of maintenance and enjoys a south westerly aspect and has a large paved patio / entertaining area which naturally leads to a level area of lawn. There are two garden sheds which provides additional storage.

Tandridge District Council Tax Band F



Road Map



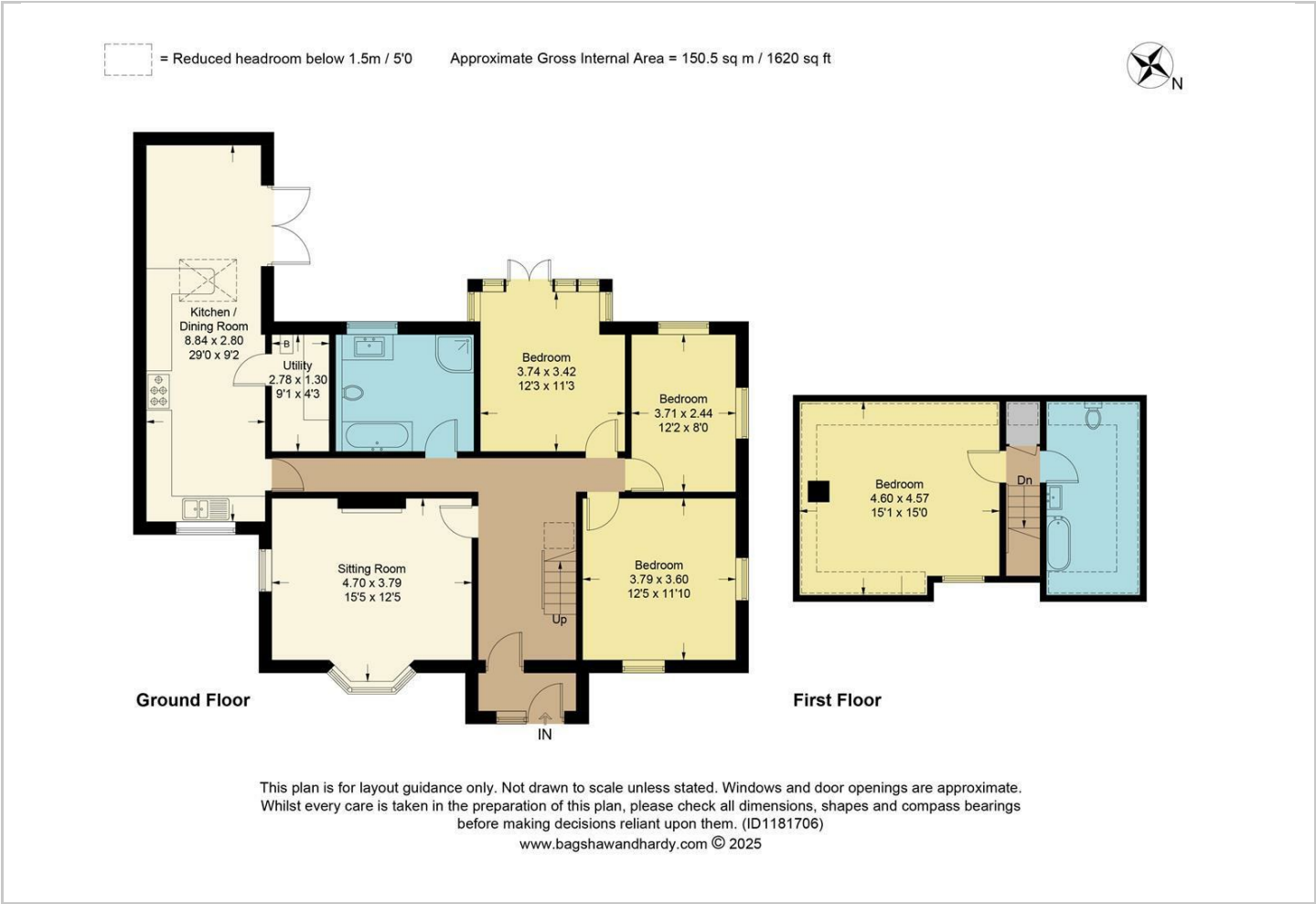
Hybrid Map



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.