

# Payne & Co.



**15 Wolfs Row**

**Limpsfield RH8 0EB**

**Freehold**

**£1,100,000**





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Limpsfield RH8 0EB

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## Situation

Positioned around 1 mile from Oxted with its wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The frequent railway service to London from Oxted takes around 40 minutes making it ideal for commuters and shoppers alike. Within Limpsfield village itself there is a village shop and community owned pub five minutes walk away.

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

From the Limpsfield crossroads where the A25 intersects with Wolfs Row and High Street, head south-west on Wolfs Row for around 100m and the property will be found on your left hand side.

## To Be Sold

This attractive family home was previously two cottages dating from around the 1870's and converted to one dwelling in the early 1930's. Situated on the edge of Limpsfield Common, this home has a host of features including a cosy open fire perfect for those winter evenings, generous room sizes and a terraced rear garden with garage that includes vehicular access (via an unmade track). The front facing rooms enjoy attractive views of the North Downs.

## Oak Front Door

Leading to;

## Hallway

Radiator, oak staircase to first floor, door to;

## Dining Room

Two front aspect secondary glazed sash windows, radiator, picture rail, doors to;

## Rear Lobby

Doors to;

## Cloakroom

Rear aspect frosted window, two piece white sanitary suite (comprising close coupled WC and wash hand basin), floor mounted boiler, integral storage.

## Store Room

Integral storage with shelving, fuse board, gas and electricity meters.

## Kitchen

Side aspect window, range of eye and base level storage units, work surfaces with inset 4 ring gas hob, inset stainless steel sink with twin drainers and mixer tap, spaces for washing machine, tumble dryer and tall fridge freezer, integrated twin ovens, radiator, door to rear garden.

## Sitting Room

Front aspect secondary glazed window and secondary glazed door, two radiators, brick and tile open fireplace, integral storage and display cabinet.

## Family Room

Part glazed ceiling, door to rear garden and door to side passage way, cupboard storage.

## First Floor Landing

Door to rear garden, airing cupboard (slatted shelves and hot water tank), loft access, radiator, doors to;

## Bedroom

Front aspect secondary glazed sash window, radiator, integral storage, wash hand basin.

Tel: 01883 712261

### **Bedroom**

Front aspect secondary glazed sash window, radiator, integral storage, wash hand basin.

### **Bedroom**

Rear aspect double glazed window, radiator, integral storage, opening to;

### **Dressing Area/Shower Room**

Rear aspect double glazed door (to rear garden) and side aspect double glazed window, fitted wardrobes, two piece sanitary suite (comprising shower cubicle with wall mounted Aqualisa controls and wash hand basin).

### **Cloakroom**

Side aspect window, radiator, close coupled WC, integral storage.

### **Family Bathroom**

Rear aspect double glazed window, two piece sanitary suite (comprising pedestal wash hand basin and bath with mixer tap and wall mounted shower attachment), part tiled walls, radiator, heated towel rail.

### **Bedroom**

Rear aspect double glazed French doors (to rear garden), side aspect window, radiator.

### **Outside**

To the front of the property there is a winding path leading up to the front door through the pretty cottage garden, which is given over to lawn together with several flower beds and shrub borders.

As the property is built terraced into the natural slope of the area, the rear of the garden is a terraced space accessible from the kitchen via a number of steps, the fourth bedroom, the first floor landing and also the dressing area/shower room serving the principal bedroom. The first terrace is laid as a patio with the second and third terraces laid to lawn with shrub filled beds. At the far end of the garden there is a detached single garage accessed via a unmade track. The garage has an electric up and over door, light and power, double glazed window and pedestrian door to the garden. There is also a further pedestrian gate on the rear boundary giving easy accessibility to beautiful countryside ideal for cycling, running and country walks..

### **Notes**

The rear track is owned by the National Trust. The owners of Heath Cottage have a vehicular right of way.

**Tandridge District Council Tax Band G**





Road Map



Hybrid Map



Terrain Map



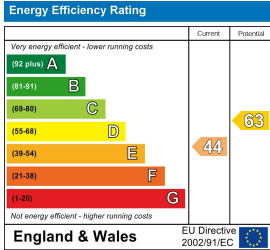
Floor Plan



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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