

# Payne & Co.



**Plover Cottage 1 Hurst Green Road**

**Freehold**

**Oxted RH8 9BS**

**£800,000**





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## Situation

Ideally located just under 0.5km from Hurst Green railway station – with direct services to London in 40 minutes – this property enjoys a superb balance of convenience and countryside living. Residents can take advantage of the nearby green open spaces of Hurst Green, Broadham Green, Limpsfield Chart and the scenic countryside beyond – perfect for an active lifestyle or simply those with a love of being outdoors.

Just 1.75km away and easily reached on foot, bike, bus or train, Oxted town centre offers a vibrant mix of amenities, including a variety of restaurants, independent boutiques, coffee shops, supermarkets, a cinema, theatre, leisure pool complex, and library.

The area is well served by both state and independent schools for all age groups and offers excellent local sporting facilities. Golf enthusiasts can enjoy nearby Limpsfield Chart and Tandridge golf clubs, swimmers are a short distance from Divers Cove, a stunning open water swimming lake and The Limpsfield Club provides top-class racquet sports facilities, whilst runners and cyclists won't fail to discover new and interesting routes in the surrounding hills and countryside.

Whether commuting, raising a family, or working from home in your dedicated office space, this property offers a lifestyle that blends comfort, connectivity, and natural beauty.

## Location/Directions

From the A25 in Oxted at the intersection with Woodhurst Lane (where the viaduct passes over the A25), follow Woodhurst Lane in a southerly direction for around 1.5km. The property is found on the left hand side at the junction with Church Way. For SatNav use: RH8 9BS

## To Be Sold

A beautifully presented and thoughtfully extended character cottage set on a generous, mature plot, complete with a detached garage and a versatile home office—ideal for remote working or creative pursuits. This home is full of charm and desirable features, including a cosy sitting room with a log-burning stove, a contemporary kitchen centred around a stunning island, a convenient downstairs cloakroom, and an ensuite shower room to the principal bedroom.

Additional highlights include generous off-street parking and approved planning consent to convert the loft into a further bedroom and shower room, offering exciting potential for future expansion.

Perfectly combining period character with modern living, this is a truly special home ready to enjoy and grow into.

## Front Door

Leading to;

## Entrance Hallway

Pitched roof of attractive oak framed construction, this space is double glazed on three sides, wood effect flooring, radiator, stairs to first floor, doors to;

## Sitting Room

Front aspect double glazed window and rear aspect double glazed French doors, wooden wall paneling, wood effect flooring, radiator, feature fireplace with log burning stove set on a brick hearth complete with brick surround and oak bressumer.

## Snug

Front aspect double glazed window, radiator, shelving in chimney breast recesses, fireplace (gas fired coal effect) with wooden Adam style surround, tiled/cast iron surround and slate hearth, wooden paneled walls, integral below-stair storage, wood effect flooring.

## Rear Lobby

Ceramic tiled flooring, door to;

## Cloakroom

Ceiling spotlight, extractor fan, two piece white sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled WC with hidden cistern and dual flush), ceramic tiled flooring, heated towel rail, high level storage recess.

## Kitchen/Diner

Diner - Ceiling spotlights, radiator, brick fireplace with period range cooker (decorative), ceramic tiled flooring, integral storage and display cabinet with drawer and cupboards below, step down to; Kitchen - two large Velux roof lights, rear aspect double glazed window, side aspect double glazed French doors, range of eye and base level storage units with cream quartz work surfaces, inset ceramic twin bowl sink with mixer, integrated appliances of dishwasher and wine fridge, spaces for Range cooker, American fridge freezer and washing machine. Large central island with solid wood work surface and matching units below, ceiling spotlights, ceramic tiled flooring, doors to larder cupboard (shelved).

## First Floor Landing

Radiator, loft hatch (loft has light and drop-down ladder), doors to;

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### Family Bathroom

Rear aspect double glazed window, three piece white sanitary suite (comprising pedestal wash hand basin, close coupled WC, bath with mixer tap and hand held shower attachment on a cradle, integrated shower over with two drenchers (sliding and fixed), and shower curtain, part tiled walls, ceramic tiled flooring, radiator.

### Bedroom

Rear aspect double glazed window, radiator, cast iron fireplace (decorative).

### Bedroom

Front aspect double glazed window, radiator, cast iron fireplace (decorative), integral storage with twin folding doors (shelf and hanging rail).

### Principal Bedroom

Front aspect double glazed window, radiator, wooden paneled walls, integral storage of full height wardrobes (shelf and hanging rail), door to;

### Ensuite Shower Room

Rear aspect double glazed window, three piece white sanitary suite (comprising wash hand basin with mixer tap and storage below, close coupled WC with hidden cistern and button flush, shower enclosure with integrated controls), extractor fan, ceiling spotlights, heated towel rail, ceramic tiled flooring, high level shelf.

### Outside

Occupying a plot of just over one-tenth of an acre, Plover Cottage benefits from a generous amount of off road parking that in part serves a detached garage. Access is via Church Way. The garage features an up and over door, light, power and a pedestrian side door. An electric car charging point is found on the side of the property

serving the off road parking provisions The front garage is an attractive cottage garden space with well stocked flower beds, a small lawn and a footpath that leads up to the front and also around the side of the property. The rear garden, which is around 20m in length, features a spacious patio served directly from both the kitchen/diner and sitting room. Beyond the patio several steps lead up to a good sized lawn, several raised planters and a shingled seating area tucked away the far end. Found in the far right hand corner is a pitched roof masonry-built garden room, which makes the perfect home office or hobby space and is complete with double glazed window and stable door to the front together with wood flooring, power and lighting.

### Tandridge District Council Tax Band E

### Additional Notes

In November 2020 the seller gained planning consent (reference 2020/1605) for "Erection of open front porch and dormer windows in association with conversion of loft space to habitable accommodation. Conversion of loft into habitable accommodation. Changes to fenestration including installation of roof lights". Drawings of the proposed loft conversion are available on request. Following a later planning consent (reference 2023/687) dated August 2023 an enclosed front porch was built.





Road Map



Hybrid Map



Terrain Map



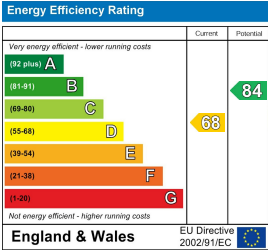
Floor Plan



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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