

# Payne & Co.

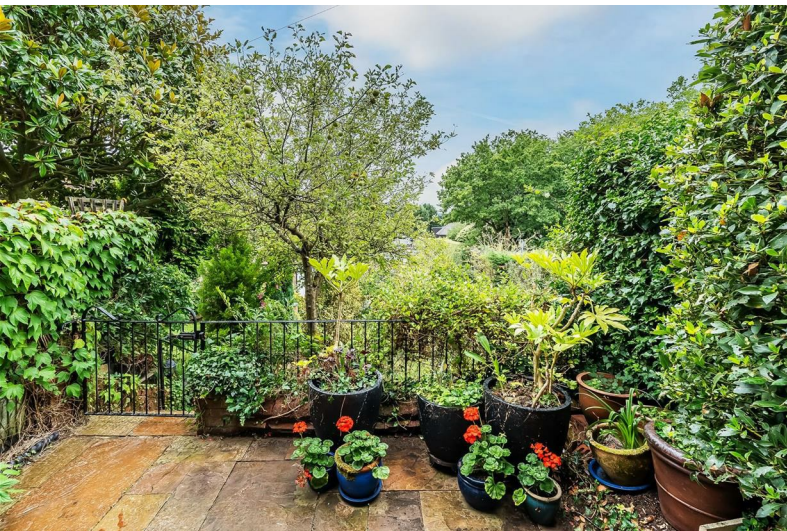


**High Street**

Limpsfield Oxted RH8 0DR

**Freehold**

**£425,000**





# High Street

## Limpsfield Oxted RH8 0DR

### £425,000



#### **Situation**

Positioned in attractive and historic Limpsfield village, on the edge of National Trust woodland and open countryside, yet within easy access of both Oxted commuter railway stations and local main roads (A25 and M25). The local residents enjoy the community owned pub, The Bull, and shop.

Oxted town centre, circa 3/4 miles away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 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**

For Sat Nav use RH8 0DR. The property is located close to and on the eastern side of the roundabout that forms the intersection between Detillens Lane and High Street.

#### **To Be Sold**

Offered with no onward chain, this very well presented and attractive Edwardian home is

found in the heart of historic Limpsfield village. The accommodation is laid out over three floors and the property benefits from a generously sized garden to the front together with rear courtyard garden.

#### **Front Door**

Leading to;

#### **Hallway**

Brick flooring, stairs to first floor, door to;

#### **Sitting Room**

Front aspect double glazed window, radiator, integral storage within chimney breast recesses, feature fireplace with quarry tiled hearth, under stair cupboard (fuse board and electricity meter), stable door to;

#### **Kitchen**

Rear aspect double glazed window and rear aspect double glazed French doors, range of eye and base level storage units, black granite work surfaces with inset sink and mixer tap, inset four ring induction hob with extractor over and oven below, spaces for dishwasher and washing machine, radiator, quarry tiled flooring. Cupboard housing modern Valliant boiler.

#### **First Floor Landing**

Two areas of integral storage, radiator, stairs to second floor, doors to;

### **Bathroom**

Rear aspect frosted double glazed window, four piece white sanitary suite (comprising close coupled w.c, pedestal wash hand basin with mixer tap, bath with side mounted mixer tap and hand held shower attachment, shower enclosure with Aqualisa controls, chrome heated towel rail, vinyl flooring, extractor, shelving in recess.

### **Bedroom**

Two front aspect double glazed windows, two radiators.

### **Top Floor**

#### **Bedroom (reduced head height in places)**

Front aspect double glazed window, attractive ceiling beams, radiator, loft hatch.

### **Outside**

The sunny southwesterly facing front garden, which is around 13.m (45 ft) in length is an attractive tiered space that, via a sandstone paved footpath, leads up the front door. Mainly

laid to lawn with various shrubs and feature apple tree, a patio exists close to the property that makes an ideal space for relaxing and entertaining and also features a verandah.

The rear garden is a paved courtyard that also features a small raised planting area accessed via a series of steps, together with a wooden storage shed.

NB: A right of way exists from the courtyard allowing owners of Honeysuckle Cottage the right to cross their neighbours garden via a gate on the northern boundary and would normally be used when wishing to bring bulky items into the rear garden that ordinarily could not be transported through the property.

### **Tandridge District Council Tax Band F**





Road Map



Hybrid Map



Terrain Map



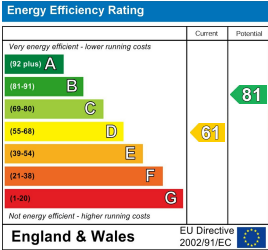
Floor Plan



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



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