

Payne & Co.



Middlemarch 3 Oast Road

Freehold

Oxted RH8 9DX

£1,350,000



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Situation

Positioned in a sought after address close to open countryside, yet within easy access (500m) of Hurst Green commuter railway station and local main roads (A25 and M25).

Oxted town centre, around 0.75 miles away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Hurst Green 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 SatNav use: RH8 9DX. Heading east from Woodhurst Lane the property will be found on the left hand side after around 130m.

To Be Sold

Occupying a mature half acre plot, Middlemarch is a generously sized family home spread over three floors offering well balanced accommodation together with ample driveway parking and detached double garage. Built in 1963, the property was later subject to a loft conversion that has created an impressive principal bedroom with adjacent shower room and dressing room. The flexible layout of rooms lends itself ideally to large families, those that need work from home space and/or guest accommodation. Viewing advised.

Front Door

Leading to;

Storm Porch

Quarry tiled floor, wall light.

Secondary Front Door

Leading to;

Entrance Hallway

Two front aspect double glazed windows, parquet flooring, integral storage of shelving and storage lockers, double doors to dining room and sitting room, doors to;

Cloakroom

Front aspect double glazed frosted window, two piece white sanitary suite (comprising wash hand basin, close coupled WC with hidden cistern and button flush), radiator, wood effect flooring, integral storage.

Family Room

Front and side aspect double glazed windows, radiator.

Sitting Room

Front aspect double glazed French doors and rear aspect double glazed window, parquet flooring, feature brick fireplace with gas-fired coal effect stove and tiled hearth, two radiators.

Dining Room

Rear aspect double glazed window, radiator, double doors to understair cupboard, door to;

Kitchen/Breakfast Room

Two rear aspect double glazed windows, range of eye and base level storage units with grey granite work surfaces, inset one and a half bowl sink with mixer tap, tiled splashbacks, range cooker with extractor over, space for tall fridge freezer, integrated dishwasher, feature corner seating area with space for table, radiator, stable door to;

Utility Room

Rear aspect double glazed window, front aspect door, radiator, work surface with tiled splashbacks, butler sink, eye and base level storage units, space and plumbing for washing machine.

First Floor Landing

Radiator, stairs to second floor, doors to;

Bedroom

Front aspect double glazed window, radiator, two areas of cupboard storage.

Bedroom

Rear aspect double glazed window, radiator, cupboard storage.

Bedroom

Front aspect double glazed window, radiator, integral storage.

Bedroom / Study

Rear aspect double glazed window, radiator, airing cupboard (slatted shelves and water tank), understair storage recess.

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Bedroom

Side aspect double glazed window and front aspect double glazed French doors (to balcony), fitted wardrobes, integral storage, radiator.

Bathroom

Rear aspect frosted double glazed window, three piece white sanitary suite (comprising semi-pedestal wash hand basin with mixer tap, close coupled WC with dual flush, bath with mixer tap and wall mounted shower), part tiled walls, radiator, tile effect flooring.

Bathroom

Rear aspect frosted 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 dual flush, shower bath with wall mounted shower over and curved glass screen), part tiled walls, radiator, tile effect flooring.

Second Floor Landing

Front aspect Velux roof light, a low level door on either side of this space leading to a generous amount of eaves storage space, doors to;

Shower Room

Rear aspect frosted double glazed window, three piece sanitary suite (comprising pedestal wash hand basin with mixer tap, shower enclosure with integrated controls, close-coupled WC with dual flush), tiled walls, radiator, vinyl flooring.

Bedroom

Two front aspect Velux roof lights and rear aspect double glazed window, radiator, door to;

Dressing Room

Rear aspect Velux roof light, radiator, a low level door on either side of this space leading to a generous amount of eaves storage space.

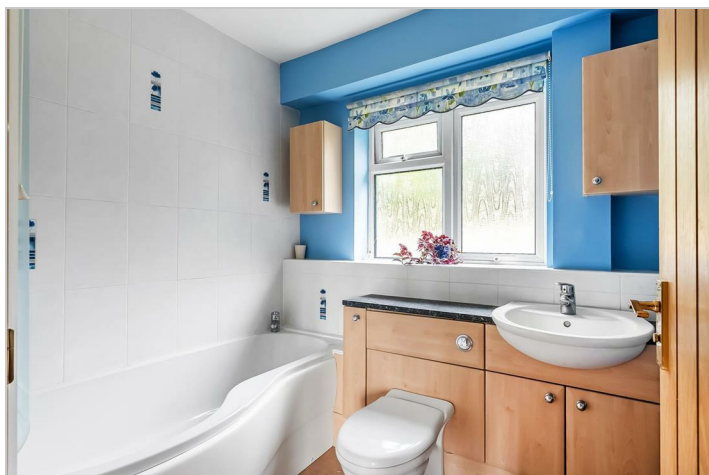
Outside

The property is approached via a driveway that leads up to a level parking area that accommodates parking for several cars together with access to the detached double garage. The gardens somewhat wrap around the property giving a feel of seclusion and privacy together with attractive far reaching views towards the South Downs.

Within the immediate surrounds of the property several seating areas ideal for relaxing and entertaining are found together with greenhouse, summerhouse, small orchard (apple and pear) and attractive shrub filled beds. The rear garden is mainly laid to lawn, at the far end of which a magnificent cedar tree dominates the rear boundary.

The pitched-roof garage was upgraded in 2020 and now features an electrically operated main door and renewed roof covering. The far end of the garage is a sub-division of this overall space comprising a triple aspect workshop complete with workbench and vaulted roofline offering additional storage.

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



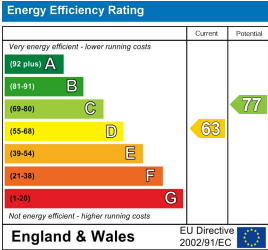
Floor Plan



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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