



15 The Waldrons

Oxted RH8 9DY

Freehold

£1,375,000



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Situation

Positioned in a sought after address close to open countryside, yet within easy access of Hurst Green commuter railway station (2 min walk) with direct trains to London Bridge (34 mins) and Victoria (42 mins) and local main roads (A25 and M25).

Oxted town centre, around 1.5km away boasts a vibrant and sophisticated town centre that caters to every need. The High Street with its charming Tudor-style buildings is home to a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, Everyman Cinema, historic Barn Theatre and library.

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 Limpsfield Chart and Tandridge Golf Clubs, Limpsfield Tennis Club (racquet sports) and Cricket Club.

Location/Directions

For Satnav use RH8 9DY. No. 15 is the second property on the left hand side.

To Be Sold

A most attractive extremely well presented family home offering light & airy accommodation located in a favoured private address. The property has been thoughtfully extended by the current owners and is located within easy walking distance of mainline station. The sunny and landscaped south facing garden is a particular feature. Further features include hardwood double glazed windows to front and rear and hardwood double glazed French doors to the rear. There is gas radiator central heating throughout as well as cavity and loft insulation.

Open fronted porch

Attractive oak timber framed porch with clay tiles and lead flat roof.

Enclosed Entrance Hall

Exposed brickwork.

Entrance Hall

Engineered oak flooring, two built-in storage cupboards under stairs.

Cloakroom

Low suite w.c, wash hand basin, part tiled walls, tiled flooring, chrome heated ladder towel rail.

Study

Attractive outlook over front garden, engineered oak flooring, full length range of built-in storage cupboards.

TV Room

Front aspect window, fitted shelves.

Drawing Room

Perimeter engineered oak flooring and carpet to central areas, fitted log burner with tiled hearth and limestone surround with matching mantle over, French doors leading to rear garden.

Kitchen/Dining Room

Large central island comprising double Butlers sink, Neptune kitchen units comprising base drawers and cupboards with integrated dishwasher and incorporating breakfast bar area, granite worktops, extensive range of units providing ample storage, space for American style fridge/freezer, space for wine fridge, space for Rangemaster with 5 ring induction hob and cooker hood above, Travertine flooring, French doors leading to rear garden, space for large dining table, double doors to;

Playroom

Range of fitted cupboards, as well as housing/plumbing available for washing machine and space for tumble dryer, engineered oak flooring.

Tel: 01883 712261

First Floor Galleried Landing

Trap to loft which has velux windows to rear, gas boiler and mains pressure hot water tank, solar panel inverter, ample space and is fully boarded, new larger fully insulated floor joists providing readiness for future loft extension. Power, lighting and plumbing.

Bedroom One

Outlook over rear garden.

Large En-Suite Shower & Dressing Room

Range of eaves storage cupboards, twin wash hand basins, low suite w.c, walk-in shower cubicle.

Bedroom Two

Range of built-in wardrobe cupboards, outlook over rear garden.

En-Suite Shower Room

Walk-in shower, pedestal wash hand basin, large chrome heated ladder towel rail, low suite w.c, Travertine flooring and tiled walls.

Bedroom Three

Front aspect window, walk-in wardrobe with various built-in storage cupboards.

Bedroom Four

Front aspect window.

Family Bathroom

White suite of bath, pedestal wash basin, low suite w.c, enclosed shower cubicle, part tiled walls, chrome heated ladder towel rail.

Outside

To the front of the property is ample driveway parking for a number of vehicles. Lawn & well stocked surrounding shrubs on one side of the driveway and flowering borders on the other side.

The fully landscaped rear garden is real feature of the property and makes full use of it's southerly aspect. The full width and recently built terrace is a great entertaining area and enjoys a lovely outlook over the full aspect of the garden as well as a logia to one side providing occasional shade. From the patio you come to the area of lawn which has an abundance of varied shrub borders and boundary hedging and beyond there is a further sunset terrace adjacent to a concealed golf putting green. Alongside the property there is access to the front garden which also houses a large storage shed.

Roof

Attractive clay tiled roof and tile hung facade with decorative lead window flashings. Rear solar panels providing feed-in tariff income. Ask agent for more details.

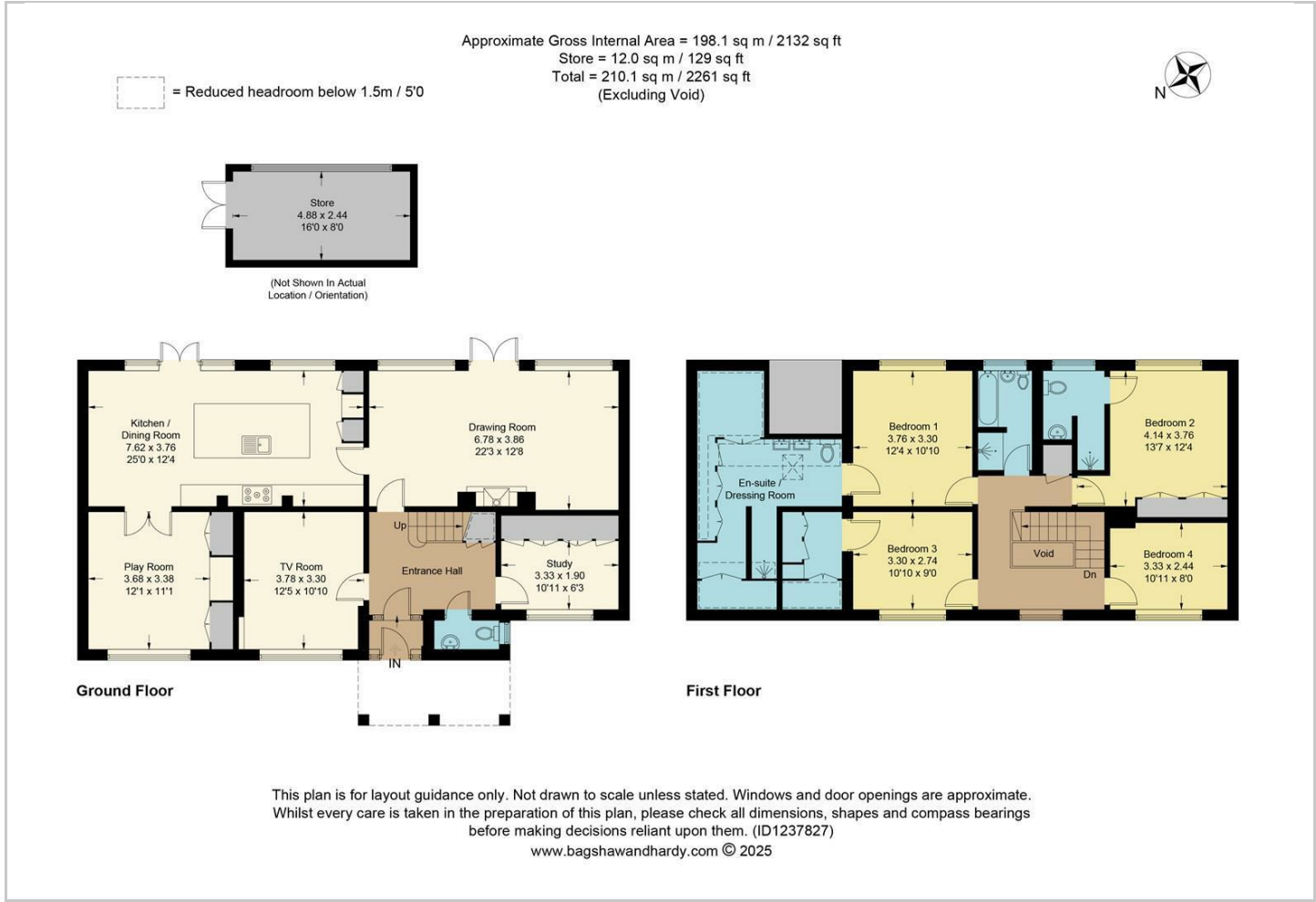
Tandridge District Council Tax Band G



Road Map



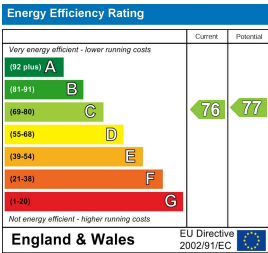
Floor Plan



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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