

Payne & Co.



5 Gainsford Place

Crowhurst Lane End Oxted RH8 9HH

Freehold

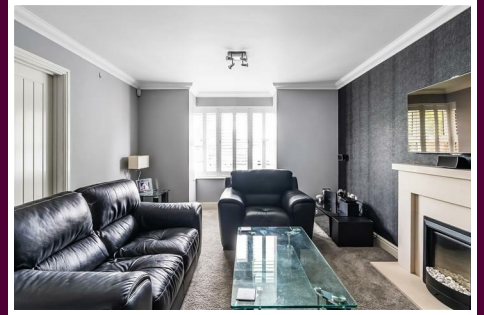
£875,000



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Situation

Located in a rural setting and enjoying far reaching to the South and attractive farmland views from the rear elevation. Oxted is approximately 3.5 miles away and offers a wider range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

To Be Sold

A well proportioned, deceptively spacious and extended family home enjoying adaptable living accommodation over three floors. The property has been subject to a recent extension which now provides a large principal bedroom with ensuite on the second floor which enjoys views to the North and South. Having been built approximately 13 years ago by Chartwell Homes, the home has an open plan kitchen / family room which offers an ideal entertaining and family living area which then leads to the rear garden. In addition there is a comfortable sitting room to the front with an attractive central

fireplace. The accommodation over 3 floors briefly comprises :

Spacious Entrance Hall

Natural wood flooring, deep built-in storage cupboard, additional storage cupboard under stairs, stairs to first floor.

Cloakroom

Low suite w.c, pedestal wash hand basin, natural wood flooring.

Sitting Room

Central fireplace with fitted electric fire and limestone surround and hearth, made to measure shutters to bay window.

Kitchen/Family Room

A most impressive room with an extensive range of fitted units comprising, base drawers and cupboards, matching wall mounted cupboards, integrated Hotpoint dishwasher, integrated Neff electric hob and cooker hood above, integrated stainless steel oven and microwave, space for American style fridge freezer, under floor heating, double doors leading to rear garden and rear trades door.

Stairs to First Floor Spacious Landing

Stairs to second floor, built-in linen cupboard.

Bedroom Two

Attractive southerly views, range of fitted wardrobe cupboards.

Tel: 01883 712261

En-Suite Shower Room

Large enclosed shower cubicle, low suite w.c, pedestal wash basin.

Bedroom Three

Outlook over rear garden.

Bedroom Four

Outlook over rear garden, built-in wardrobe cupboard.

Bedroom Five

Attractive southerly views.

Family Bathroom

White suite of enclosed bath with mixer tap and hand shower attachment, vanity unit, separate shower cubicle, laminate flooring, chrome heated ladder towel rail.

Stairs to Second Floor

Principal Bedroom

Double aspect with four Velux windows, ample eaves storage cupboards.

En-Suite Shower Room

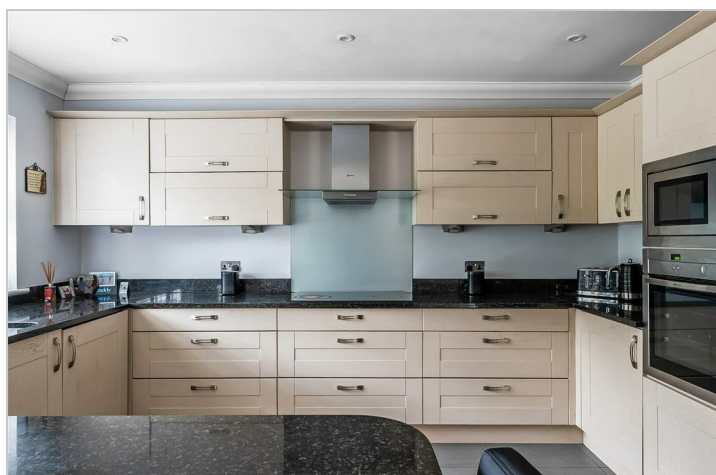
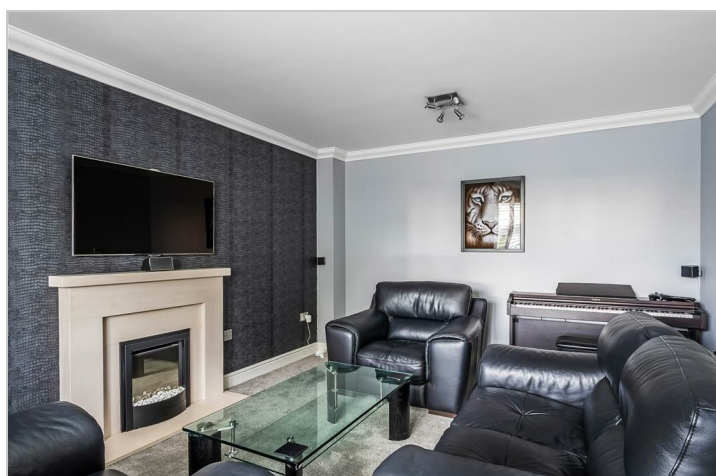
Corner enclosed shower cubicle, pedestal wash basin, low suite w.c, chrome heated ladder towel rail, Velux window.

Outside

Driveway parking for 3 vehicles providing access to single garage with electric up and over door, side personal door to rear garden (currently laid out as a gym).

The rear garden has a full with paved patio with steps leading to area of lawn which enjoys a number of flower / shrub borders.

Tandridge District Council Tax Band F



Road Map



Hybrid Map



Terrain Map



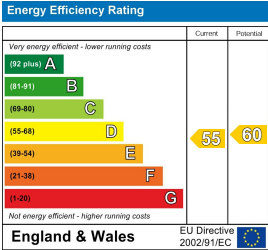
Floor Plan



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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