



Ibbett Mosely

Pains Hill, Limpsfield, Oxted, RH8 0RG



An early viewing of this beautiful Grade II* listed semi-detached cottage of character is highly recommended

Dating from the sixteenth century with twentieth century extensions and renovations the cottage is located in a semi-rural Green Belt location and has been modernised in recent years whilst retaining many period features

OFFERS INVITED IN EXCESS OF £545,000 FREEHOLD.

LOCATION

In a semi-rural location close to Limpsfield Common and National Trust woodland with bridleways and footpaths, there is a nine hole golf course on the common and Limpsfield Chart is just over a mile away where you will find the Carpenters Arms public house, St Andrews Church and a village hall. Oxted is under three miles with its selection of shops, supermarkets, health centre, library, cinema, theatre and main line station serving Croydon and London, there is also a station at Hurst Green.

There are state and private schools in the surrounding villages and towns as well as a variety of sporting and recreational facilities.

The M25 can be accessed from junctions 5 or 6.

- Three Bedrooms
- First Floor Bathroom
- Sitting Room
- Dining Room
- Kitchen
- Exposed Timbers, Beams and Brickwork
- Two Parking Spaces
- Garden

GROUND FLOOR

SITTING ROOM

With oak flooring, exposed wall and ceiling beams and timbers, double glazed bay window to the back with fitted window seat, stable style door to the drive.

DINING ROOM

With oak flooring. feature fireplace, exposed wall and ceiling timbers, door to the front. Stairs to the first floor and open to the kitchen.

KITCHEN

Fitted with a range of base and wall units. Built in appliances including an electric hob, electric oven, dishwasher, microwave, washer dryer, fridge and freezer. Sink unit, part tiled walls, LED lighting, exposed timbers and oak flooring.





FIRST FLOOR

LANDING

BEDROOM ONE

With access from bedroom three. With some exposed timbers.

BEDROOM TWO

With some exposed timbers.

BEDROOM THREE

A double aspect room with door to bedroom one.

BATHROOM

With enclosed bath with a mixer tap and rainfall shower head over, w.c. and hand basin.

Chrome, ladder style, heated towel rail, tiled walls and flooring and two storage cupboards.

OUTSIDE

PARKING

Private driveway with two parking spaces adjoining the cottage.

GARDEN

A recently landscaped garden is to the south-east of the cottage and has been designed to be easily maintained, and includes an area of artificial lawn, two decked areas, an herbaceous border. There is post and rail fencing and has flagstone steps leading to the original front door.





SERVICES

Mains water, electricity, and drainage are connected.

There is no gas at the cottage.

COUNCIL TAX

The cottage is in the Tandridge District and is in council tax band "E"

NOTES

1. The cottage has a flying freehold.
2. There are some rights of access over the driveway in favour of the adjoining cottage.

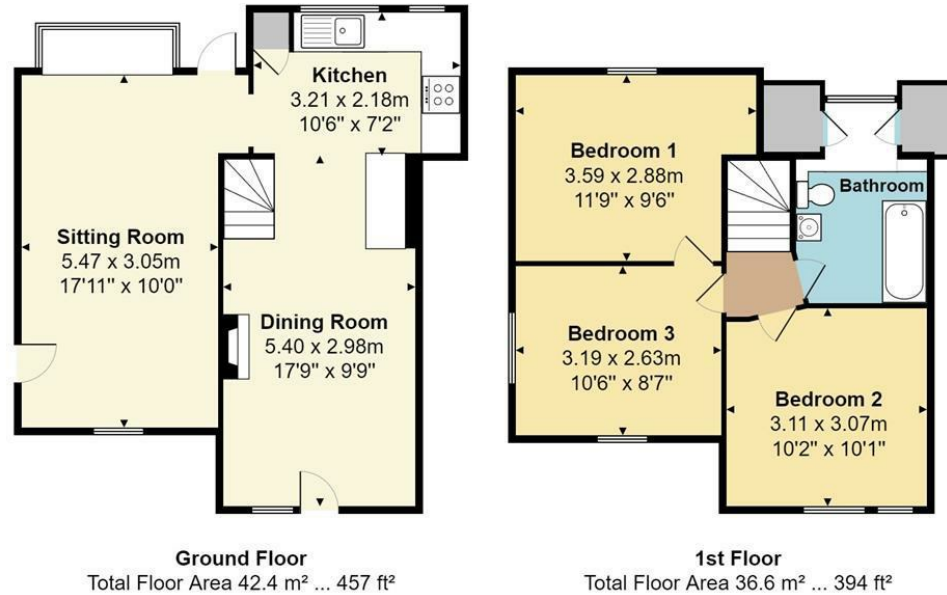
DIRECTIONS

Leave Oxted on the A25 towards Westerham and Sevenoaks, continue straight on at the Limpsfield traffic lights, at the top of the hill turn right onto the B269 Kent hatch Road, continue for about a hundred yards turning right into Brick Kiln Lane. Pass Chapel Road and Pastens Road on the left, the cottage will be found just after and is also on the left.



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Total Floor Area: 79.0 m² ... 850 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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EPC Rating- F

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