



Ibbett Mosely

Ridlands Grove, Limpsfield Chart, RH8 0ST







## **\*\* FOR SALE FREE OF ONWARD CHAIN \*\***

In a private residents maintained cul-de-sac this delightful detached four bedroom family home is located close to Limpsfield Common and the National Trust woods

GUIDE PRICE £1,000,000 FREEHOLD

### **LOCATION**

The hamlet of Limpsfield Chart is about three miles from Oxted, within the hamlet you will find the well regarded Carpenters Arms Pub, St Andrews Church and a village hall. Limpsfield Chart is surrounded by acres of National Trust land and Limpsfield Common with its nine hole golf course.

Oxted is the main centre for the area and has a wide selection of shops and supermarkets, a leisure centre with swimming pool, a cinema, a theater, a health centre and station to Croydon and London, these is also a station at Hurst Green.

There is a good choice of state and private schools for all ages in the surrounding villages and towns as well as sporting and recreational facilities.

M25 access from junctions 5 or 6.

### **GROUND FLOOR**

Double glazed double doors open to the enclosed entrance porch.

### **ENTRANCE PORCH**

With double glazed windows and front door to the entrance hall.

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Living Room \* Dining Room \* Study
- Conservatory
- Kitchen
- Cloakroom
- Gas Central Heating with Period Style Radiators
- Double Glazing
- Double Garage and Parking
- Private Garden

### **ENTRANCE HALL**

With radiator, large storage cupboard, Kahrs engineered Artisan Maple flooring and cupboard under the stairs.

### **CLOAKROOM**

With w.c., hand basin, heated towel rail incorporating a radiator, part tiled walls, Kahrs engineered Artisan Maple flooring and double glazed window.

### **LIVING ROOM**

With two radiators, fireplace recess (The chimney has been capped), recessed log store, double glazed windows with fitted shutters, Kahrs engineered Artisan Maple flooring and display recess, opening to the dining room.

### **DINING ROOM**

With radiator, double glazed window, Kahrs engineered Artisan Maple flooring, door to the kitchen and double glazed double doors to the conservatory.

### **CONSERVATORY**

With radiator, Kahrs engineered Artisan Maple flooring, double glazed windows and doors to the garden.







## STUDY

With radiator, double glazed window with fitted shutters. Kahrs engineered Artisan Maple flooring.

## KITCHEN

Fitted with a range of base and wall units with timber work surfaces. Classic range cooker with Smeg extractor over. Built in fridge, freezer and dishwasher. Integrated washing machine and tumble dryer, built in sink unit. Double glazed double aspect windows, part tiled walls and double glazed door to the garden.

## FIRST FLOOR

### LANDING

With a double glazed window to the side with fitted shutters. Hatch with fitted ladder to the loft space with gas boiler and mega flow supplementary water heater. Cupboard over the stairs, double linen cupboard with shelving, double wardrobe cupboard and wood flooring.

### BEDROOM ONE

With two radiators, double glazed windows with fitted shutters, two double wardrobe cupboards and Kahrs engineered Artisan Maple flooring.

### EN-SUITE BATHROOM

Fitted with an enclosed bath with mixer tap and shower attachment, w.c. and hand basin. Part tiled walls, ladder style heated towel rail, extractor fan and double glazed window.

### BEDROOM TWO

With two radiators, double glazed windows with fitted shutters, double wardrobe cupboard and Kahrs engineered Artisan Maple flooring.

### BEDROOM THREE

With radiator, double glazed window with fitted shutters, double wardrobe cupboard and Kahrs engineered Artisan Maple flooring.

### BEDROOM FOUR

With radiator, double glazed window with fitted shutters, shelved cupboard and Kahrs engineered Artisan Maple flooring.







## FAMILY BATHROOM

With shower cubicle, w.c. and hand basin with drawers and cupboards under. Ladder style heated towel rail, double glazed window, extractor fan and part tiled walls and tiled flooring.

## OUTSIDE

## GARAGE

With electric up and over door, light, power and door to the back garden. There is an outside store with light and power with external door.

There is parking for two cars in front of the garage, the kerb has been lowered to allow the parking area to be extended if required.

## THE GARDEN

There is access either side of the house to the back garden, to the front and right of the house is a large area with perimeter hedges, lawns, trees and shrubs. The back garden is mainly lawn with a patio.

## SERVICES

Mains gas, water, electricity and drainage are connect to the property.

## COUNCIL TAX

The area is administered by Tandridge District Council and the property is in council tax band "G"

## NOTE

Ridlands Grove is a private drive maintained by the residents, there is an annual charge of circa £200.

## DIRECTIONS

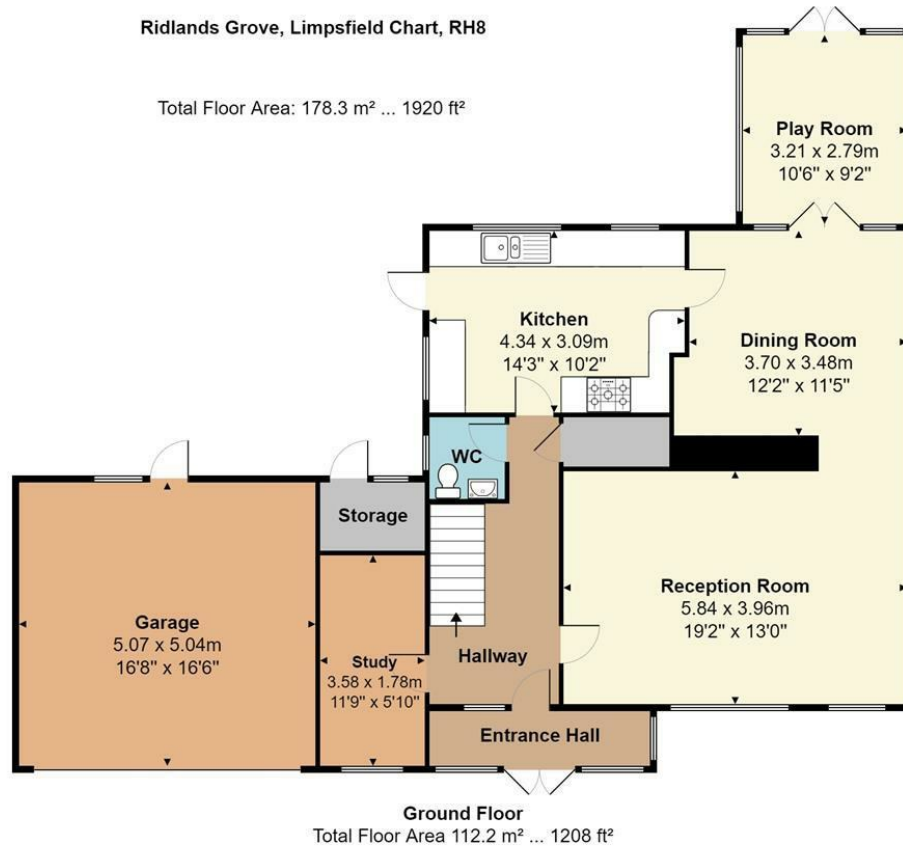
Leave Oxted on the A25 towards Westerham and Sevenoaks, continue straight on at the Limpsfield traffic lights and filter into the right lane. At the brow of the hill turn right on to the B269 Kent Hatch Road signposted to Crockham Hill and Edenbridge.

You will see the golf course on both sides of the road, after passing the golf course take the next road to the left into Ridlands Lane. Ridlands Grove will be found on the left.



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Total Floor Area: 178.3 m<sup>2</sup> ... 1920 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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EPC Rating- C

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