



Land to the rear of 6, Detillens Lane, Oxted, Surrey, RH8 0DJ

**Pollard Machin**  
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Land to the rear of 6  
Detillens Lane  
Oxted  
Surrey RH8 0DJ

Asking Price £1,800,000

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A wonderful opportunity to create a bespoke home on one of Oxted's premium roads.

This rare development site will shortly have permission to build a beautiful 3450 sqft home in the heart of Oxted just 5 minutes walking distance from the town centre.

The property is being sold as a custom build package offering buyers the chance to create their dream home to their exact specification, working side by side with the expert construction team in regular design meetings to deliver their bespoke home.

The site is set back from Detillens Lane, surrounded by greenery and with the benefit of its own 70ft private driveway.

The property will comprise 5 double bedrooms and a games room with 3 ensuits, a family bathroom, cloakroom, study, 3 reception rooms, open plan kitchen, separate utility room and a large garage.

**STAMPY DUTY SAVING** - A huge benefit of a custom build package is the large Stamp Duty saving for buyers – Stamp Duty will only be payable on the purchase price of the land, not the build.

Please note - the asking price includes the land and custom build package. Further details available on request.

Detillens Lane is located just off the A25 and is within close reach of Oxted town centre and a short walk to Oxted Station with mainline services to East Croydon & Central London (London Bridge & Victoria – approx. 40 minutes).

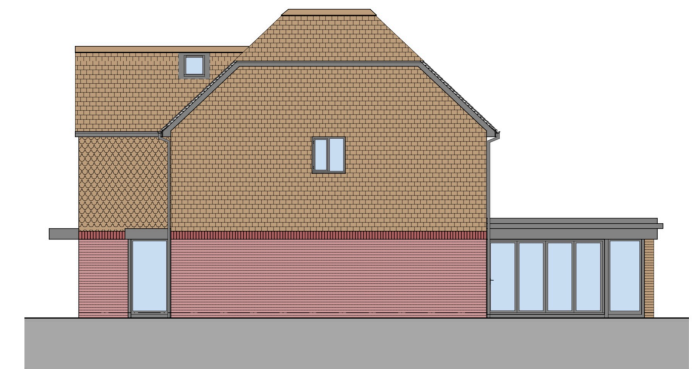
Oxted highstreet offers a comprehensive range of shops, restaurants & bars. Also locally are tennis, cricket & golf clubs, a number of gyms, the fantastic Everyman cinema and a great selection of both private and state schools.



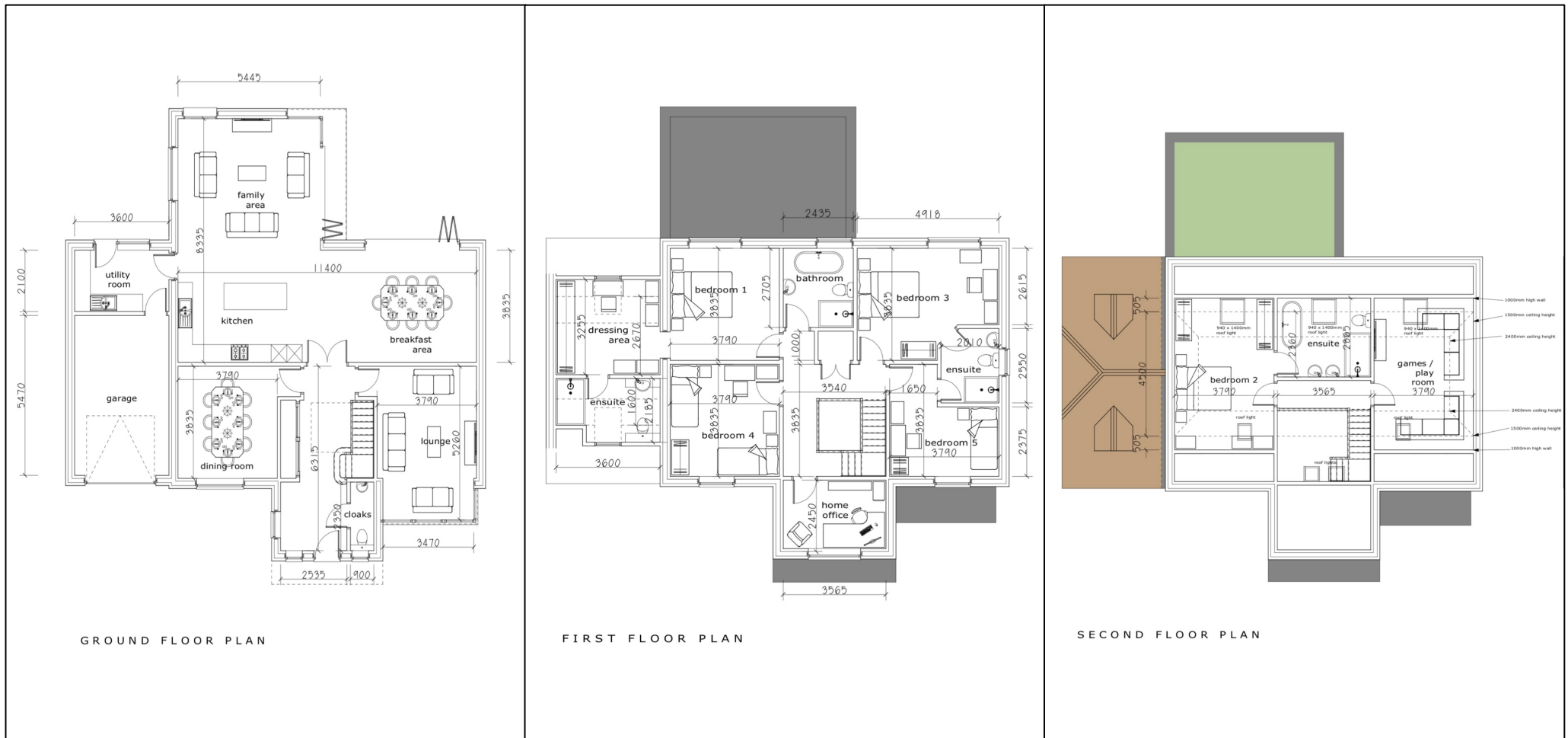
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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**Viewings Strictly by Appointment Only**

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