



The Springs, Trevereux Hill, Oxted RH8  
£2,895,000 Guide Price



Perched in an elevated position on Treverex Hill and offers impressive far reaching panoramic views over Sussex, Surrey and Kent borders.

Over 3,500 square feet of living accommodation is in excellent decorative order throughout with plenty of modern features including air-conditioning, integrated SONOS speakers, solar panels, ground source heat pump and its own private spring.





The guest bedroom with ensuite shower, currently being used as the garden/cinema room, with drop down TV screen, is situated on the lower ground floor off the patio. The gym also located on this floor provides modest space for gym or yoga equipment.

The Utility Room, accessed via kitchen and outside, offers a dog friendly shower ideal for the muddy winter walks.

### **OUTSIDE**

The front drive offers parking for seven vehicles including the integral garage fitted with plenty of additional storage and granite underfloor heating.

Boasting two summer courtyards, a waterfall koi pond for tranquility, on the lower ground, tiered garden with artificial grass, a tiled jacuzzi on the ground floor terrace leading off the kitchen/diner with bi-fold doors, all designed for al fresco dining and evening entertainment in mind.



The hallway boasts marble/granite flooring with underfloor heating throughout the ground floor and staircase, with cantilevered iron railings leading to the first floor with a striking LED chandelier.

The kitchen/dining area with fully fitted with an integrated bar and reception room open up to the terrace with Jacuzzi via bi-fold doors where the inside and outside become one for day/night entertaining and providing exquisite views overlooking three counties.

The spacious office, leading off the hallway with glass ceilings allowing natural light to flood the room and benefits from air-conditioning for those hot summer days.

All three generously sized double-bedrooms offer balconies, air-conditioning and beautiful wooden floors. The principal bedroom and walk-in wardrobe, with ensuite shower room and a separate Chelsea bathtub to enjoy picturesque views by the balcony bi-fold doors, the second and third bedrooms both offer ensuite bathrooms and built-in storage.



# At a glance

- Exquisite Views Overlooking Sussex, Surrey & Kent Borders
- Surround By National Trust Woodland
- Secure Electric Gated Entrance
- Underfloor Heating Throughout
- Klargester Septic Tank System
- Ground Source Heat Pump
- Own Private Spring Water
- Integrated Sonos System
- Koi Pond/Waterfall
- Jacuzzi & Gym
- Solar Panels
- Air Recycling System
- Water Purifying System
- Gas Supply via LPG Tank
- Backup Worcester Boiler

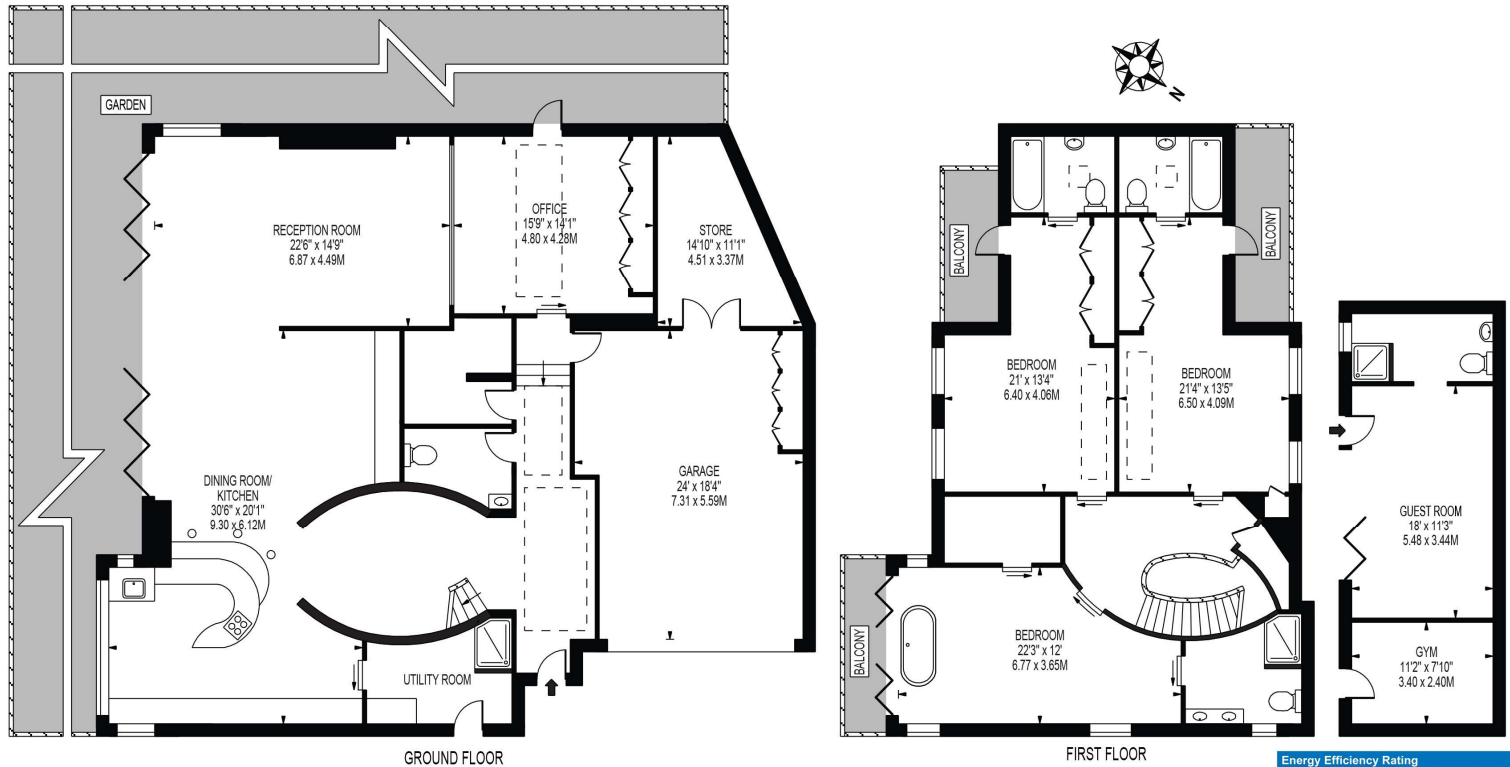
## THE SPRINGS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 3678 SQ FT - 341.70 SQ M

(INCLUDING GARAGE & GUEST ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 407 SQ FT - 37.81 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GUEST ROOM: 355 SQ FT - 32.98 SQ M



## Intrigued?

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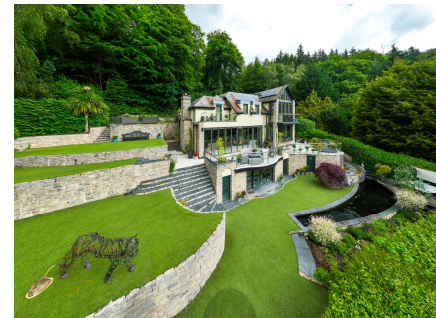
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Energy Efficiency Rating		Current	Potential
105-150	A		
81-101	B		
69-80	C	73	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales

**Robert Leech**   
REIGATE OXTED LINGFIELD