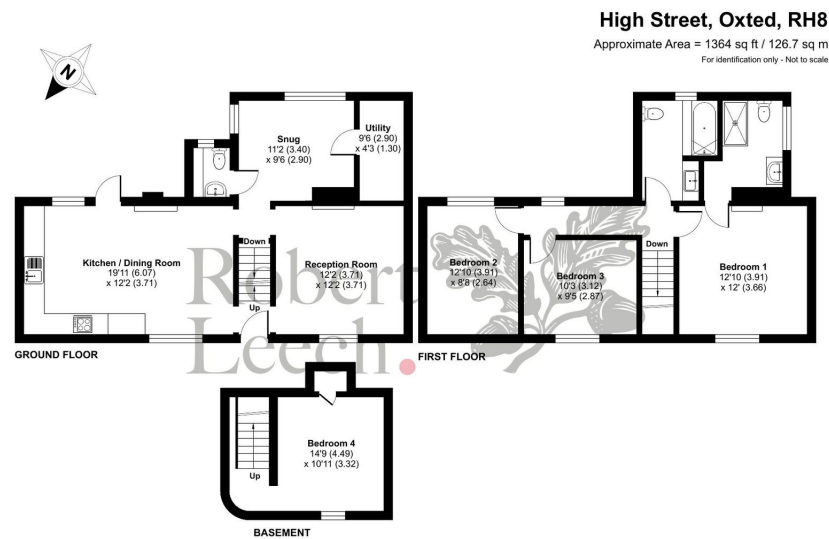




High Street, Oxted, RH8 9LN

£800,000

4 2 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©redcom 2024. Produced for Robert Leach Estate Agents Ltd. REF: 1219248



Welcome To *The Nest*, An attractive three/four bedroom Grade II Listed cottage boasting a large private south-facing rear garden and patio. This exceptional property offers a rare opportunity to enjoy the best of both worlds — historic character and modern living in a sought-after location.

ACCOMMODATION

Nestled in the picturesque village of Old Oxted, this delightful Grade II listed cottage seamlessly combines period charm with modern convenience. Once two separate cottages, The Nest offers deceptively spacious accommodation filled with natural light, high ceilings, and beautifully preserved original features. The south-facing rear garden provides a serene outdoor escape, complete with a patio perfect for alfresco dining.

From the moment you enter through the central front door, the welcoming hallway sets the tone for this exceptional home. The bright and airy kitchen and dining room benefit from a double aspect, with views to the front and rear, and direct access to the garden. Featuring integrated appliances and stylish cabinetry, this space is both functional and elegant.

An inner hallway leads to the snug, currently used as a playroom, which offers views of the rear and side garden. The cozy living room exudes character with its beamed ceiling and fireplace, creating a tranquil retreat for evenings at home. A staircase from the inner hall descends to a lower-level study with natural light, underfloor heating, and exposed beams, making it a versatile space ideal for a home office or additional bedroom.

Upstairs, the principal bedroom is a spacious sanctuary, complete with sash windows, a charming fireplace, built-in storage, and an ensuite shower room. Two further double bedrooms, one overlooking the front and the other the rear garden, provide ample space for family or guests. A well-appointed family bathroom with garden views completes the first-floor accommodation.

OUTSIDE

The south-facing rear garden is a true highlight, offering privacy and space to enjoy outdoor living. A patio, accessible from the kitchen/dining room and a side gate, leads to a decked seating area and a large, level lawn. With a fenced border on one side and a raised walled bed on the other, the garden also features a vegetable patch, compost area, two sheds, and a charming summer house/gym.

LOCATION

Situated in the heart of Old Oxted, this property enjoys the village's historic charm and proximity to a range of gastro pubs. Despite its secluded setting, it is conveniently located just 0.6 miles from Oxted town centre, which offers a variety of shops, a leisure pool complex, a cinema, and a mainline train station with direct services to London Bridge, Victoria, and East Croydon. Junction 6 of the M25 is a short drive away, providing easy access to Gatwick Airport and





- NO CHAIN
- Located in the historic part of old Oxted
- Three bedrooms & two bathrooms
- Kitchen & separate utility room
- Three reception rooms
- Underfloor heating throughout downstairs
- Character cottage with period features
- Large south-facing rear garden
- Modernised throughout
- Log burning fireplace



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