



Atkinson House, 3 Eden Place, Oxted RH8

Guide Price £590,000

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Located on the second floor of Atkinson House within the privately gated Courtyard Gardens development this property was constructed by the highly regarded St William Group, part of Berkeley Homes. With a private balcony, the apartment also has the benefit of allocated parking in a gated underground car park.

The property can be accessed via a lift or by stairs and comprises of two double bedrooms, two bathrooms and an open plan kitchen/dining/living room giving access onto the balcony. The fully integrated kitchen includes induction hob with extractor fan, oven, microwave and dishwasher and has the benefit of ample wall and base units offering storage. This apartment benefits from an open plan living/dining/kitchen space which opens out onto a good size balcony with the sense of space maximised by the floor-to-ceiling windows and doors, bringing abundant light into the living spaces. The main bedroom has the luxury of an en-suite bathroom with a double walk in shower unit, vanity unit hand basin and W/C with the bedroom benefiting from ample built in wardrobes that create a dressing area.

Bedroom two also has built in wardrobes and has use of the family bathroom, which includes a bath with shower over, vanity unit hand basin and W/C. The apartment has plenty of storage with a large coats cupboard an separate utility cupboard in the hallway.

Nestled in the foothills of the North Downs, Courtyard Gardens is a collection of 1, 2 & 3 bedroom apartments and penthouses situated in the picturesque town of Oxted. A short stroll away along the delightful high street you will find restaurants, boutiques and cafes as well as Oxted station with direct trains to central London in just 33 minutes. Stunning countryside surrounds you, with plenty of walks, woods and views to discover.



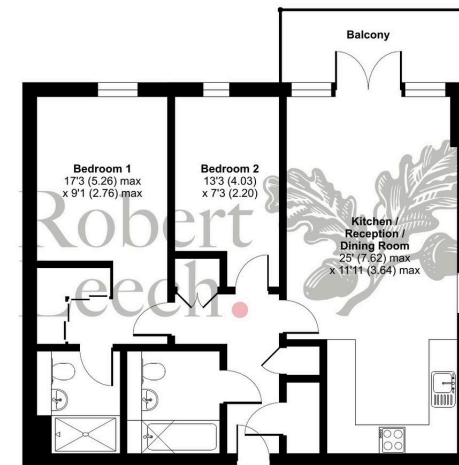


- Private gated development
- 2 Double Bedrooms
- Built around magnificent landscaped gardens
- Berkeley St William Development
- Secure underground parking
- Private Balcony
- 2 Bathrooms
- 1 Reception Room
- 5 minutes walk from Oxted's station which is 33 minutes from central London
- EPC Rating B



Eden Place, Oxted, RH8

Approximate Area = 737 sq ft / 68.5 sq m
For identification only - Not to scale



SECOND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © redhome 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1270546

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