



Grub Street, Oxted RH8

£1,300,000 Guide Price

Robert  
Leech.







Nestled on a prestigious country lane close to National Trust woodland and the picturesque Limpsfield Common, this beautifully presented detached family home offers a superb blend of charm, space and convenience. Set within a generous garden plot, the property boasts four well-proportioned bedrooms, three reception rooms, and a large open-plan kitchen/dining room ideal for modern living and entertaining.

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The home enjoys a peaceful, semi-rural setting on the edge of the historic village of Limpsfield, renowned for its Conservation Area High Street with a popular pub, independent shops and a traditional village store.

Just a short drive away lies the thriving town of Oxted, offering a comprehensive range of amenities including boutique and high street shops, a Waitrose supermarket, cinema, leisure centre with indoor pool, theatre, health centre and mainline railway station.



Trains to London Bridge and London Victoria take approximately 33 and 39 minutes respectively, with additional Thameslink services to Farringdon and St Pancras International.

Local schooling options are excellent, with highly regarded state and independent schools nearby such as St Mary's Primary School and Oxted Secondary School.

For those who enjoy an active lifestyle, the area is home to several golf courses including Tandridge and Limpsfield Chart, as well as tennis, squash and badminton facilities at the Limpsfield Club.

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## At a glance

- Detached four-bedroom family home
- Sought-after semi-rural location
- National Trust woodland and golf course setting
- Principal bedroom with ensuite bathroom
- Three additional well-sized bedrooms
- Modern family bathroom
- Separate downstairs cloakroom
- Detached double garage
- Ample driveway parking
- Additional outbuilding/shed ideal for storage or hobbies
- Generous reception room with bay window
- Spacious open-plan kitchen and dining room
- Separate dining room for formal entertaining
- Utility room

## Intrigued?

01883 717272

[Oxted@robertleech.com](mailto:Oxted@robertleech.com)

72 Station Road East  
Oxted Surrey  
RH8 0PG

robertleech.com

## Woodlands, Grub Street, Oxted, RH8

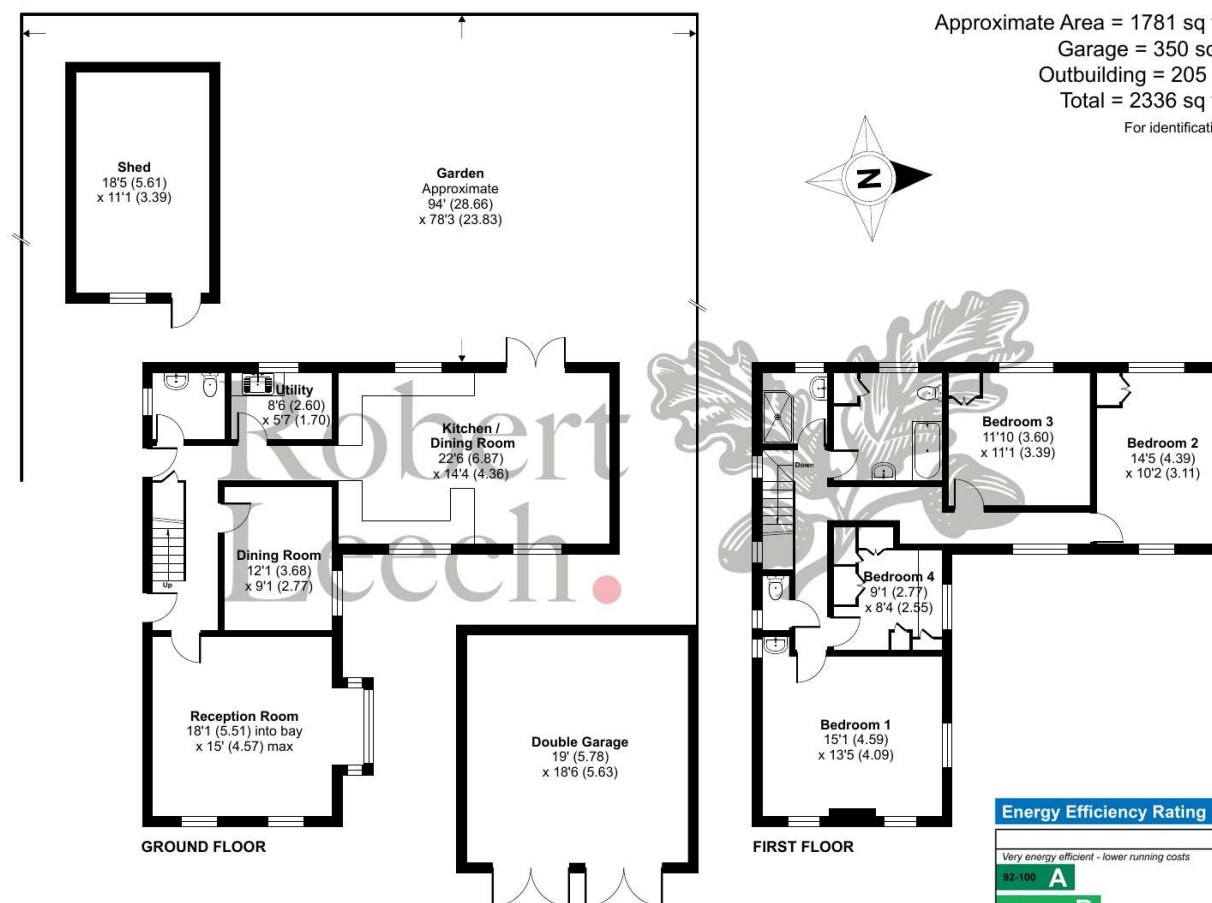
Approximate Area = 1781 sq ft / 165.4 sq m

Garage = 350 sq ft / 32.5 sq m

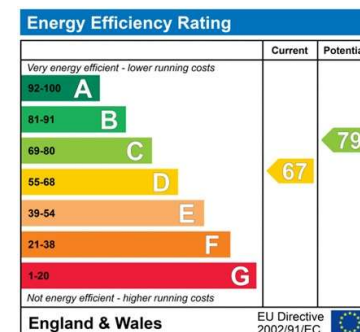
Outbuilding = 205 sq ft / 19 sq m

Total = 2336 sq ft / 216.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1303959



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