



High Street,  
Limpsfield, RH8 0DT

Asking price £925,000



Robert  
Leech 

ESTD 1989



Built around 1900, this delightful single storey residence occupies a prime spot in Limpsfield, set back off the high street, with lovely internal and external features and a beautifully peaceful garden. A rare opportunity to buy a truly wonderful and unique property.

- Victorian detached bungalow
- 2 Beds, 2 Baths, 2 Receptions
- Council tax band G, £3,365,42 pa
- EPC rating D
- Living space 1,526 sq ft
- Freehold
- Sought after village location
- Garage and off road parking
- Lovely garden with terrace area



1  
MILE  
OXTED TOWN  
CENTRE



1  
MILE  
OXTED

#### LOCATION

Set in a secluded spot of the highly sought after village of Limpsfield. Limpsfield is a delightful, characterful village with a friendly community and offering local stores, a pub, a coffee shop, St Peters Church and a popular tennis club. The larger town of Oxted is approximately 1 mile distant and boasts a mainline train station, choice of supermarkets including Waitrose and Morrisons, leisure facilities, a cinema, theatre and a range of pubs and restaurants.

#### EDUCATION

State - Limpsfield Church of England Primary School, rated by Ofsted Outstanding.  
Oxted School, 11 years old to 19 years old.

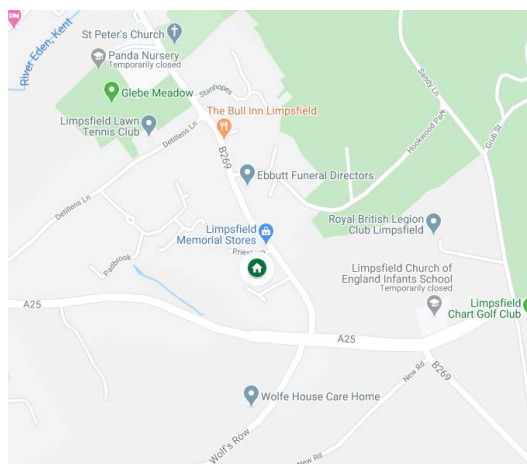
Independent - Hazelwood Nursery and Early Years, 3 months to reception.  
Hazelwood Upper School, Years 1 to 13 years old.

#### TRAVEL

Junction 6 is approximately 4 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes), London Victoria (from 39 minutes).



16.6  
MILES  
GATWICK  
AIRPORT



robertleech.com

OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## ACCOMMODATION

Porch, living room, kitchen, dining room, conservatory, cloakroom, master bedroom, second bedroom.

- Tiled floor and wooden doors to porch
- Open fire to living room and windows on three sides
- Tiled floor and stone work surface to kitchen
- Fitted kitchen with integrated washing machine, dishwasher and space for fridge freezer
- Gas fired Aga with electric hob
- Door to garden from dining room
- Well built, well insulated conservatory, with electric hall heater and bi-folding doors to garden
- Built in wardrobes and walk in wardrobe to master bedroom
- En-suite with large shower to master bedroom
- Built in wardrobes to bedroom 2
- En-suite with bath to bedroom 2

## OUTSIDE

Front garden, rear garden, parking and single garage. Path to front porch.

- Lawned front garden with mature hedging
- Side access to rear from both sides
- Parking for one car, single garage and parking for second car in front of garage
- Beautifully secluded rear garden with hedges, mature plants and trees and large lawn
- Various patio areas and spaces for garden furniture
- Stone garden ornament with roses

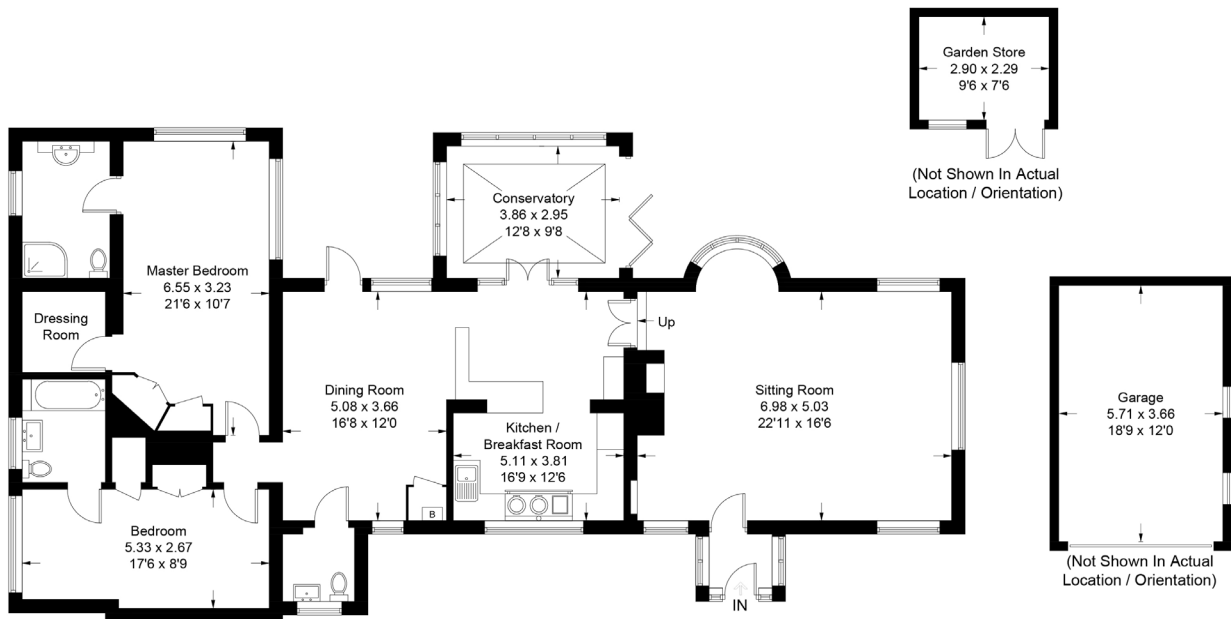
## FAQ

- Freehold
- Purchase 2003
- Built around 1900 (estimates)
- Bungalow sits within Limpsfield village conservation area
- Council tax band D (£3,365.42pa)
- Priest Hill is a private driveway owned by neighbouring house. This Bungalow has a right of way.
- Single story extension 2007 (with permission)
- Conservatory totally rebuilt 2013 (with permission)
- Appliances included in sale: washing machine, dishwasher and fridge
- Mains gas and sewerage
- Gas fired regular boiler (with hot and cold tank)
- Boiler installed 2015 and regularly serviced
- Traditional radiator central heating
- Loft has power, lights and ladder





Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft  
 Garage = 20.8 sq m / 224 sq ft  
 Garden Store = 6.7 sq m / 72 sq ft  
 Total = 181.8 sq m / 1957 sq ft



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID642313)  
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