



Stoneswood Road,
Oxted,
RH8 0QY

Price £900,000



3



1



2



Garden

Robert
Leech 

ESTD 1989

Stoneswood Road, Oxted, RH8 0QY

****RARE OPPORTUNITY**** Set in one of Oxted's most prestigious roads this house is ripe for modernization. Offered to the market for the first time in 40 years this property represents a unique opportunity to create a generous family home in an sought after location.

- Freehold
- Private Road
- 3 beds, 1 bath, 2 recep
- Secluded location
- 1.7 miles to Oxted Station
- Chain Free
- Council tax band F (£2,916.69)
- EPC rating E (52)
- Living space 1,662 sq ft
- Garage and off road parking



4.6
MILES
JUNCTION 6
M25



1.7
MILES
OXTED



14.7
MILES
GATWICK
AIRPORT

LOCATION

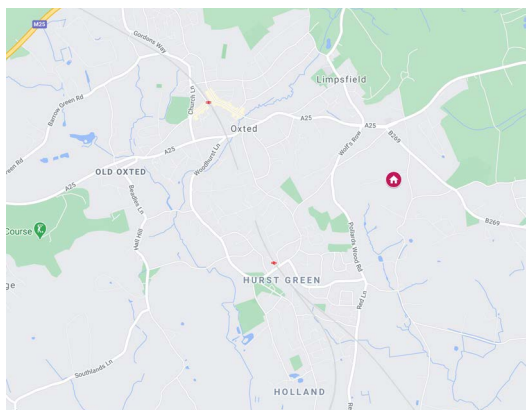
This property is set on the outskirts of the charming village of Limsfield which boasts a tennis club and a few local stores including a locally run post office. Limsfield Chart Golf Club is also within walking distance. A larger variety of shops and facilities can be found in Oxted, approximately 1.4 miles away. There is a selection of supermarkets, a cinema, leisure centre (with swimming pool) and a selection of boutiques, pubs and restaurants.

EDUCATION

State - Limsfield C.E. Infant School 4 to 7 years, rated Ofsted 'Outstanding'
Holland Junior School 7 to 11 years, rated Ofsted 'Good' in June 2018.
Oxted School 11 to 19 years.
Independent - Hazelwood Nursery and Early Years, 3 months to reception.
Hazelwood Upper School, Year 1 to 13 years.
Caterham Prep School 3 to 11 years.
Caterham School 11 to 18 years.

TRAVEL

Approximately 1.5 miles from either Oxted or Hurst Green stations, offering fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Junction 6 of the M25 is 5 miles away providing easy access to London and Gatwick airport.



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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

GROUND FLOOR

Entrance hall, cloakroom, 2 reception rooms, kitchen, conservatory, larder

- Carpet through hallway and reception rooms
- Cloakroom with built in storage
- Triple aspect main reception room with door to garden and gas fireplace
- Reception room 2 offers views over front garden and access to kitchen
- Built in kitchen units with views over the garden and a walk-in larder
- Conservatory off the kitchen with access to the garden and to single garage
- Side entrance to the property

FIRST FLOOR

3 double bedrooms, family bathroom, airing cupboard

- Carpet throughout
- Large master bedroom
- Built in wardrobes to bedrooms 1 and 2
- Bath, sink, W/C to family bathroom
- Hot water tank to airing cupboard
- Loft access

OUTSIDE

Driveway, single garage, wraparound garden

- Driveway for two cars
- Front/side and rear garden laid to lawn
- Patio area
- Mature shrubs
- Greenhouse
- National trust own the road and land up to the front hedge but owner has right of way



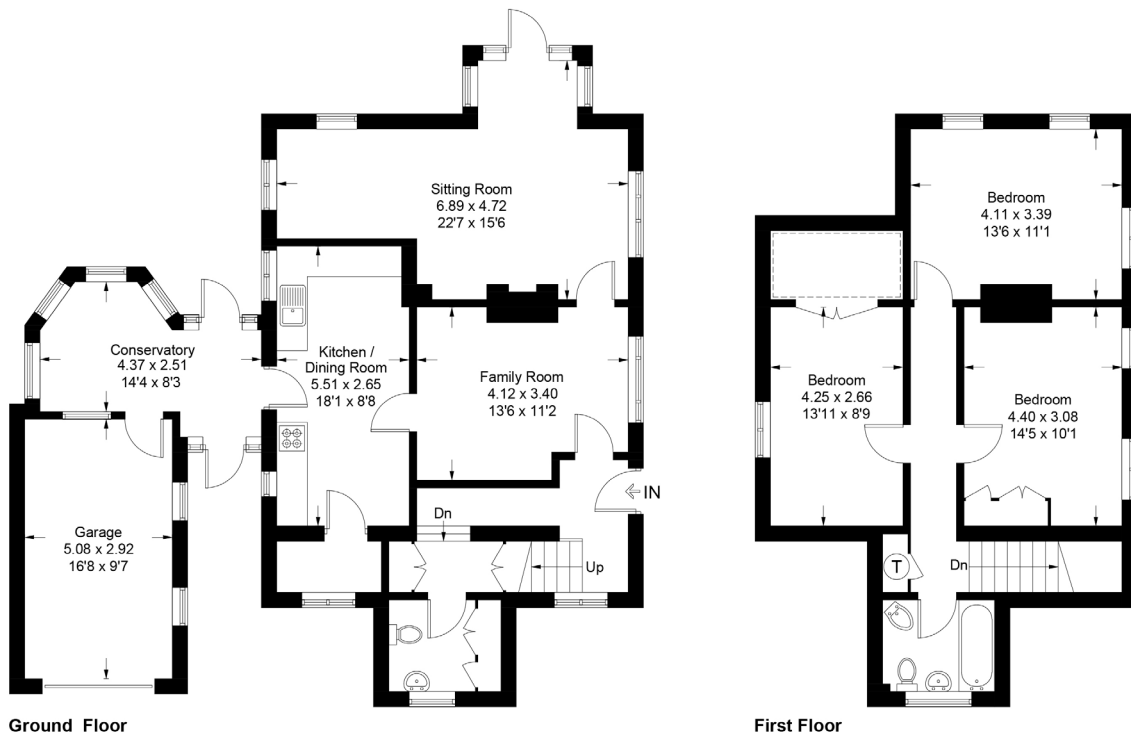
FAQs

- Chain Free
- Council tax band F (£2,916.69)
- EPC rating E (52)
- Living space 1,662 sq ft
- Garage and off road parking
- Road managed by: Stoneswood road, road management residents association
- There is a service charge for the road of circa £12.50pa
- Mains gas
- Traditional radiator heating
- Opportunity to modernize



Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

First 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. (ID704298)

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