





# Pains Hill, Limpsfield, Oxted, Surrey RH8 0RG

GUIDE RANGE: £1,000,000 - £1,025,000 FREEHOLD

- CHAIN FREE • GRADE II LISTED
- SOUGHT-AFTER SEMI-RURAL LOCATION - CENTRAL OXTED 1.75 MILES
  - BLEND OF PERIOD FEATURES & MODERN PRACTICALITY
  - EASY ACCESS TO LIMPSFIELD COMMON & OPEN COUNTRYSIDE
- COMMUTER FRIENDLY - 15 MINS WALK TO HURST GREEN STATION (LONDON BRIDGE - 37 MINS)
- VERSATILE ACCOMMODATION TO INCLUDE FOUR RECEPTIONS
  - PRINCIPAL BEDROOM SUITE & THREE FURTHER BEDROOMS
- PLENTIFUL DRIVEWAY PARKING • GRANTED CONSENT FOR A GARAGE

Located in the desirable backwater of Pains Hill and enjoying a picturesque wooded outlook to the south, this charming period home dating to circa 1596 with later 20th century additions, is certain to delight with its appealing harmony of original features and modern comforts.

Well-appointed internally with aesthetic interest at every turn, the cottage offers versatile accommodation to include four bedrooms and sociable, broken open-plan reception space, rare to find in older homes.

To the rear, one steps into a secluded and well-stocked garden, where a generous stone paved terrace serves as a perfect stage for summer entertaining.

A block-paved driveway caters for several vehicles with ease and notably there is granted consent for a detached garage.

With both Limpsfield and Itchingwood Commons situated nearby, there are miles of protected countryside waiting to be explored from the doorstep of this most unique home.

## OVERVIEW:

The front door welcomes you through to an entrance hall with hardwearing wood-effect Amtico flooring and door opening to a convenient cloakroom with concealed cistern WC and hand basin. A dedicated utility room houses a wall-mounted Worcester gas-fired boiler, whilst providing plenty of space and necessary plumbing for a washing machine and separate tumble dryer, together with an accompanying countertop and fitted airing rail.

Wood Amtico flooring extends through to a practical breakfast room comprising a fitted storage unit to one wall, a stable door to the paved garden terrace and staircase rising to the first floor. The adjacent dual aspect kitchen is luxuriously appointed with a comprehensive array of fitted base and wall cabinetry, paired with striking granite counters and integrated fridge, freezer, dishwasher, oven and induction hob with extractor over. A serving hatch connects to the neighbouring dining room, where sliding doors provide both a pleasant view over and ease of access to, the rear garden.



Concluding the ground floor accommodation is a charming sitting room, where an eye-catching inglenook fireplace (complete with original bread oven), encompasses a cosy log burning stove. Visible wall and ceiling beams further enhance the character, with open timber framework linking the room with the adjoining reception, creating a convivial, multi-zonal space equally perfect for family gatherings as for relaxed everyday living.

The first floor layout is similarly well-considered. A principal suite benefits from a double aspect with a far-reaching treetop aspect, a fitted wardrobe and en suite shower room comprising a corner enclosure with Aqualisa system, basin and WC.

A second spacious bedroom is situated within the oldest part of the house, incorporating a shelved fireplace recess and ladder staircase to a vaulted loft room, historically used as a teenage den. Two further bedrooms are part-vaulted with high level storage cupboards, including a delightful window seat fitted to one designed to take in the view and provide additional storage.

Accompanying the bedroom accommodation is a sizeable family bathroom with an attractive period style suite of basin, WC and double-ended, roll top bath with ball and claw feet.

Externally, the property occupies a pleasantly private and secluded south-facing plot of circa 0.16 acre, set against a picturesque wooded backdrop. Principally laid to lawn with laurel hedged boundaries, the garden comprises established borders, designed to provide colour and interest through the seasons, together with an expansive sandstone terrace perfect for al fresco dining and relaxing.

To the front left hand side of the cottage, a block-paved driveway caters for six cars and planning/listed building consent has been granted to re-build a garage should one wish, in the top area of the drive.

#### LOCATION:

Limpsfield Chart is a sought after hamlet located to the south of Limpsfield Village. There is a local church, public house and cricket ground and the property is surrounded by National Trust Common Land. The town of Oxted with its comprehensive range of shops, schools and a mainline station to London, is situated 1.75 miles away from the property.

#### SERVICES, INFORMATION & OUTGOINGS:

Mains electricity, gas, water and drainage. Gas-fired central heating. Partial double-glazing.  
Council Tax Band G - (Tandridge)  
EPC: Exempt

VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH Tel: (01959) 565756 E-mail: westerham@jamesmillard.co.uk  
Website: www.jamesmillard.co.uk





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. (ID951678)  
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