



RAYNERS
TOWN & COUNTRY

**36 TIPPETT LANE,
OXTED, SURREY, RH9 8BP**

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GUIDE PRICE £725,000

Situated in the highly sought-after Meridian Square development built by Taylor Wimpey in 2015, this impressive link-detached family home offers spacious, versatile accommodation arranged over three floors, ideal for modern living. The ground floor features an inviting entrance hall, a contemporary bootility room with built in coat and shoe storage to complement the built in washer drier, a well-appointed remodelled kitchen with extensive units, a breakfast bar, and integrated appliances, alongside a generous living and dining area with bifold doors opening to a beautifully landscaped South West facing garden with a pergola and multiple seating areas. The first floor provides a large second reception room or bedroom, two additional well-proportioned bedrooms, and a stylish family bathroom, while the second floor boasts two double bedrooms, both with en-suite shower rooms. Externally, the property benefits from a driveway leading to an attached garage with power, light, and rear access, and is located within walking distance of Hurst Green mainline station, with direct trains to both London Victoria and London Bridge, and just 1.9 miles from Oxted, offering a range of amenities, shops, and leisure facilities.







Additional Information:

Annual shared maintenance charge for the development approximately £244.

Shared pathway to back gate.

Solar panels installed when built- solar panel battery storage installed in 2023

Nest Alarm in garage

Information supplied by sellers to be verified through solicitors

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: G

EPC Rating: A

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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