



Rockfield Road, Oxted, Surrey

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A striking Victorian family home in Oxted, ideally placed for local amenities, schools and transport links.



Tenure: Available freehold

Local authority: Tandridge District Council

Council tax band: H





The Property

Located within easy walking distance of the centre of Oxted with its wide range of shops and amenities together with a mainline station (running into London Bridge and London Victoria), this elegant Victorian home has been meticulously updated by the current owners to provide an excellent balance of living and entertaining space together with a large west-facing garden.

The house, built in a traditional red brick style, is approached off Rockfield Road and provides extensive parking for family and guests at the front of the house. A formal front door opens out into a large entrance hallway (with herringbone wooden floor), which acts as a hub to the main house, providing access to a pair of formal rooms on the south side of the house - one with a large bay window to the front of the property and in use as a comfortable family room and the second with working fireplace and bay window looking out to the garden. A large light and bright office then sits on the north side of the hallway. All of the living rooms benefit from high ceilings and excellent volumes. The kitchen/dining room is located on the west end of the house whilst the main staircase then leads up towards the first floor.

At the rear of the house, and opening out on to the west-facing garden, sits the kitchen/dining room. A large island with bespoke breakfast bar acts as the focal point of the kitchen, together with a wide range of cabinets, fitted appliances and granite work surfaces and a range of lighting options from hanging pendants to recessed lighting. A well-sized dining area alongside bifold doors leads out to a York stone paved terrace, perfect for al fresco dining and entertaining. A set of stairs leads down to additional storage and the boiler room.

On the other side of the kitchen is the side access door, perfect for families with children, dogs or shopping. A well-equipped utility room and guest WC also link through to the garden, together with a door into the double garage. Above the garage sits an excellent TV/entertainment room.







Upstairs

The main staircase provides access to six bedrooms set over the main first floor and two half-landings. The principal suite occupies the front corner of the property with a large en suite with shower and bath. A second bedroom on the other side of the landing then also benefits from en suite facilities and a balcony. A family bathroom and separate WC serve three additional bedrooms, two with excellent views over the garden, whilst a final bedroom on the upper half landing benefits from an adjoining shower room together with views over the garden. A staircase leads up to a large loft room, currently lit and boarded, but which, subject to the appropriate permissions, could easily provide additional bedroom or living space.

Outside

The landscaped west-facing garden covers approximately 0.41 of an acre and holds a range of mature trees and shrubs, ideal for family usage. A footpath accessed from the rear of the garden then leads down towards Oxted station.



Situation

The house is located on one of Oxted's most sought-after roads and is within walking distance of the active town centre with its wide range of shopping, amenities and restaurants. The mainline station provides access into both London Bridge (in approximately 33 minutes) and Victoria (in approximately 39 minutes), whilst Thameslink trains also run into Farringdon and London St. Pancras stations. The M25 is close at hand, giving great access to the airports at Gatwick and Heathrow together with the M20 and an easy route towards the channel ports. The M25 then provides access into London and to the wider UK motorway network.

Oxted also provides a great location for some excellent schools, including local Hazelwood School and St. Marys C of E Primary School. At the secondary school level, Oxted is well set for schools such as Ardingly, Reigate Grammar, Caterham, Hurstpierpoint, Tonbridge, Brighton College, Woldingham, Lingfield College, Sevenoaks School, Battle Abbey, Kent College, Whitgift and Trinity.



Approximate Gross Internal Floor Area - 388.4 sq m (4181 sq ft)
Basement - 15.2 sq m (164 sq ft)
Total - 403.6 sq m (4345 sq ft)
(Including Garage/Excluding Void)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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