

Little St Michaels

Oxted





A remarkable period home, updated throughout and full of historical significance, set in a large private plot with detached indoor swimming pool, in a secluded and popular part of Limpsfield, Oxted.


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Summary of accommodation

Main House

Ground Floor: Kitchen/breakfast room | Sitting room | Dining hall | Study | Family room | Study | Two ground floor bedrooms | Family bathroom | Utility room | WC

First Floor: Principal bedroom with an en suite | One further bedroom with an en suite

Garden and Grounds

Driveway | EV charging | Detached garage | Swimming pool

In all about 0.75 acres

Situation

(Distances and times are approximate)



Little St. Michaels is located within walking distance of Oxted town centre as well as Hurst Green and Oxted train station. Both stations run trains into London Victoria and London Bridge (approx 35-40 minutes, 4 times an hour).



The nearby junction onto the M25 provides easy access to the airports at Gatwick (approx 20 minutes drive) and Heathrow, together with the M26/M20 motorway to the channel ports and the wider UK motorway network.



The area has an excellent range of schools, including being within walking distance to the highly regarded Hazelwood school (5 minute walk) as well as nearby Caterham (winner of the Independent School of the Year 2024 award) and Sevenoaks. A wide range of schools provide bus networks that leave nearby.



The village of Limpsfield is also close at hand with its pub, post office, tennis club and golf club. In the wider area, there is also access to a range of excellent selection of golf clubs, cricket clubs together with a huge range of country walks, National Trust woodlands and properties.



The Property

Built around 1886 as part of the neighbouring St Michaels School, Little St. Michaels has been beautifully updated into a wonderful house for modern living, juxtaposed alongside some wonderful original features. It is located in the National Trust's Limpsfield Common and set for Limpsfield, Hurst Green and the centre of Oxted. It sits in a large garden covering 3/4 of an acre, on a quiet private road in a safe and friendly neighbourhood. The symmetrical design holds many original features alongside modern introductions and updated living spaces. It is approached through an electric gate and a slate block paved driveway with EV charger and double garage.

The hallway links to the kitchen and the dining room which has a lofted ceiling, updated herringbone flooring and new French doors, fitted in the original style leading to the garden terrace. A high efficiency Rais wood burner with external air intake, gives excellent additional warmth to the room whilst electric blinds have been fitted to the windows. A side entrance opens into a boot room with guest WC and utility space, with windows over the garden, sink and space for washing machine/washer dryer. An outside warm water tap is ideal for dog owners and boot cleaning.

In the centre of the house is a well-appointed kitchen with herringbone flooring, high ceilings and large arched south east facing windows. Electric blinds are run by remote control and the gas AGA can be topped with an induction hob (easily removed). A Belfast sink sits alongside a selection of integrated appliances. An adjoining larder is a mirror image of the entrance hallway. A corridor behind the kitchen links to the dining room, living room and the rear of the house.



At the westerly end and with a double height ceiling, the formal living space is wood panelled with herringbone flooring and its dual aspect floods the room with light. A minstrels gallery, updated to match the original pitch pine flooring with library and seating area overlooks the room. A built in projector screen turns the room into a cinema whilst a feature fireplace has been fitted with high efficient Dirk Geurts wood burner. A doorway leads into a triple aspect study area with French doors leading out to the garden/ seating area.

At the rear of the house four well sized rooms sit on the ground floor alongside a family bathroom whilst a newly installed set of French doors at the end of the hallway leads out to the garden. The two bedrooms at the end benefit from dual aspects and are ideal children's rooms whilst the larger bedroom easily doubles up as a playroom/family room. The fourth room is currently in use as a second study.

Ascending upstairs, the principal bedroom enjoys excellent views over the garden and sits alongside an en suite shower room with ample storage and dressing space. A double bedroom, also with an en suite then sits on the other side of the landing. Solar panels are fitted to the roofline with a pair of storage batteries (10.4 Kwh) acting in concert with a smart solar power diverter feeding excess energy to heating water as well as powering the Zappi smart EV charger. The attic is insulated and runs the full length at the back of the house. The house also benefits from fast internet and 5G access.





FLOORPLAN

Approximate Gross Internal Floor Area
House: 372.2 sq.m / 4,006 sq.ft
Garage: 59.9 sq.m / 644 sq.ft
Pool House: 117.2 sq.m / 1,261 sq.ft

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.



Outside

In the garden is an indoor swimming pool, heated by an air source heat pump and with robot cleaner for easy maintenance. The garden has been secured with new fencing, ideal for dog security whilst it benefits from a wide variety of different entertaining areas; from the immediate stone terrace outside the dining room to a variety of secluded garden spots. The York stone paved terrace has been expanded alongside newly designed and planted borders to include an entertaining area, ideal for BBQs and summer dining.

Property Information

Council Tax: Band H

EPC: D

Local Authority: Local authority –
Tandridge district council

Viewings: All viewings strictly by appointment only through the vendor's selling agents,
Knight Frank LLP.



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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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