


Fairfax House


Oxted, Surrey








The property presents an extraordinary and rare opportunity to acquire an outstanding and highly specified seven bedroom family home in one of Oxted, Surrey’s most sought-after addresses.



7


7


5






Double

Summary of accommodation

Ground Floor: Entrance hall | Kitchen | Breakfast area | Living/dining area | Dining room | Family room | Pantry
Utility room | Boot room | Access to garage & integral annexe

First Floor: Principal bedroom with dressing room and en suite bathroom | Two further bedrooms with en suites | Office & gym space | Integral annexe

Second Floor: Three bedrooms with en suites | Games or further bedroom | Eaves storage

Gardens and Grounds: Landscaped gardens | Outdoor kitchen | Private, indoor swimming pool complex with kitchenette, showers and WC
Double garage | Access to playing fields

Fairfax House

Fairfax House is an outstanding seven bedroom, seven and a half bathroom home designed with exceptional attention to detail and a focus on family living and high-end amenities. Extending to over 10,000 sq ft, this exceptional home has been interior designed to an impressive standard and undergone a complete, top-to-bottom refurbishment with no detail overlooked, offering luxury, comfort and cutting-edge technology throughout.

Sitting on the exclusive Neb Lane in Old Oxted, Surrey, the property offers the perfect combination of easy access to London and private living surrounded by one of Surrey's most beautiful landscapes and adjacent to the sought after Tandridge Golf Club. From its private gated entrance, this architectural gem unfolds into an oasis of warmth, sophistication, and comfort perfect for those who value both intimate gatherings and grand entertaining.





At the heart of the home lies a stunning open-plan kitchen, breakfast room and living area. Beautifully designed for everyday living and entertaining, seamlessly connecting to the garden via new Maxlight sliding doors. The bespoke kitchen has been finished to a high specification with Miele appliances and well-appointed fixtures and fittings. The kitchen adjoins a spacious utility room, pantry, boot room, breakfast room and living area which creates a welcoming hub overlooking the gardens. Additional reception rooms include a formal dining room, and a spacious family room complete with vaulted ceilings, bespoke Modus fireplace and cutting-edge invisible surround sound speakers. The whole floor offers an inviting prelude to the rest of the home and incorporates a private study with garden views.





Upstairs, the first floor boasts three fantastic and spacious double bedrooms with en suites. The principal suite is expansive and bathed with light and its private balcony offers views of the garden and the Surrey hills, a sizable dressing area with Italian-designed built in wardrobes and spacious bespoke bathroom. The top floor features a further three spacious double bedrooms, with two having their own en suites and the third sharing the family bathroom. The additional impressive games rooms is a superb spot to entertain with family and friends, while offering views of the surrounding landscape.

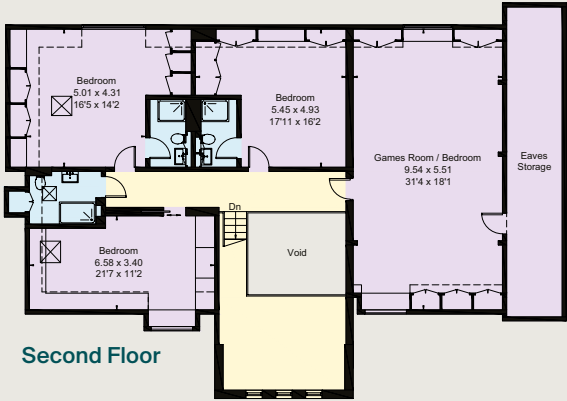
The property also benefits from an attached double garage, which is accessed through the ground floor, connecting to the kitchen, boot room, walk in pantry and an upstairs annexe with its own kitchenette, shower room and open plan living/bedroom area. The annexe currently functions as a gym but is designed as a living space with the same outstanding level of attention given to every other part of the house.



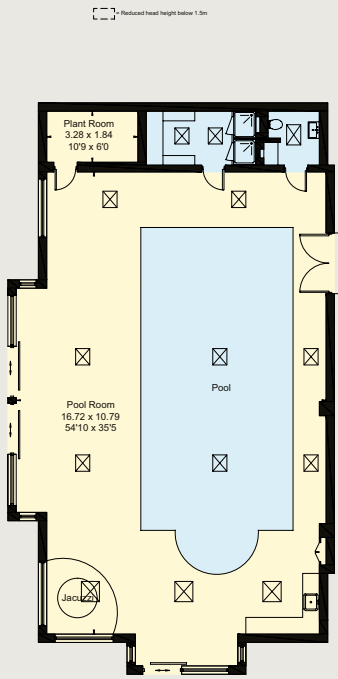
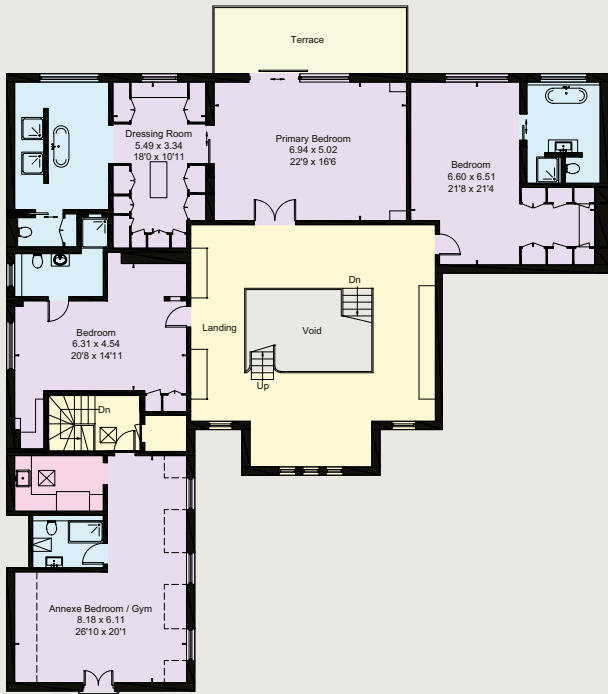
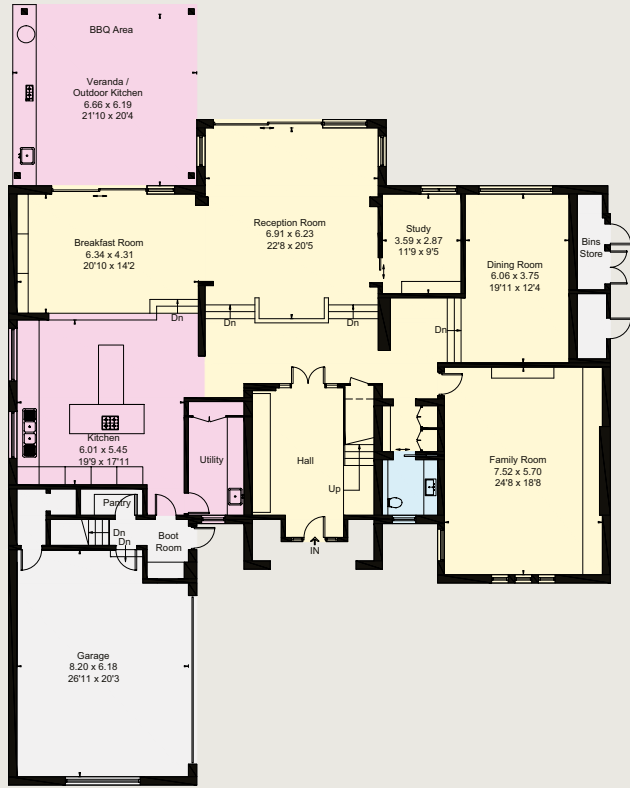


FLOOR PLAN

Approximate Gross Internal Floor Area
782.7 sq m / 8425 sq ft
(Excluding Eaves / Void / Including Garage)
Outbuilding = 209.4 sq m / 2254 sq ft
Total = 992.1 sq m / 10679 sq ft



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens & Grounds

The beautiful and professionally designed gardens, create a private and lovely setting with mature planting, patio and laid to lawn areas. A newly built outdoor kitchen features Big Green egg, Beefeater gas grill, minibar and an ample seating and dining area providing a perfect space for outdoor entertaining. Beyond, the stunning swimming pool complex also features a spa, kitchenette, changing rooms and new Maxlight sliding doors that open out to the garden, offering year-round enjoyment. To the front, Fairfax House is accessed via private gates, ample parking, a double garage and EV charging points.



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.

Note: *This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721.

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