



Squirrels Corner, Rockfield Road, Oxted - RH8 0EL

In Excess of £1,500,000

FINE & COUNTRY



Squirrels Corner, Rockfield Road

Oxted, RH8 0EL

Situated within a quiet, tucked away position, within easy walking distance of Oxted Town Centre and railway station, this 6 bedroom, 3 bathroom, 6 reception room detached residence is offered for sale with no onward chain, and offering huge potential to create and design your own home within the generous space provided. Heated swimming pool, wrap around gardens and double garage.

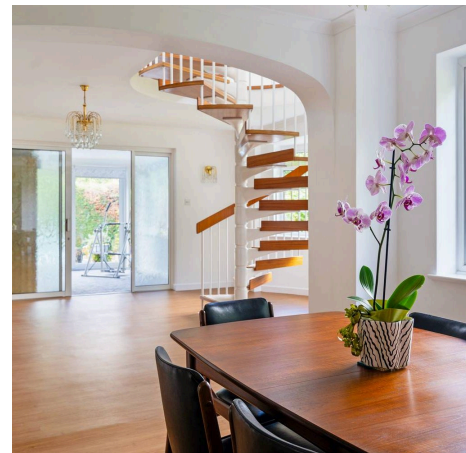
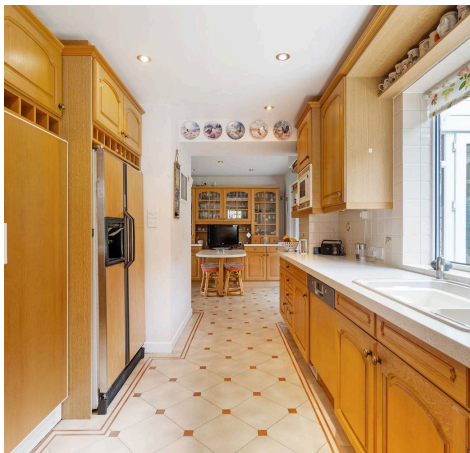
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Residence with Swimming Pool
- Quiet, Tucked Away Position
- Half Acre Plot
- Secluded South Facing Garden
- Double Garage & Parking
- Walking Distance of Oxted Station & Town
- Adaptable Accommodation





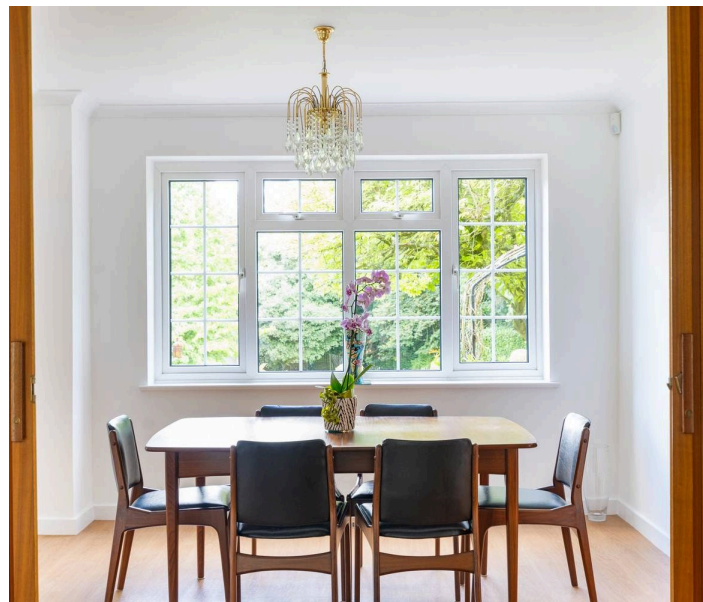
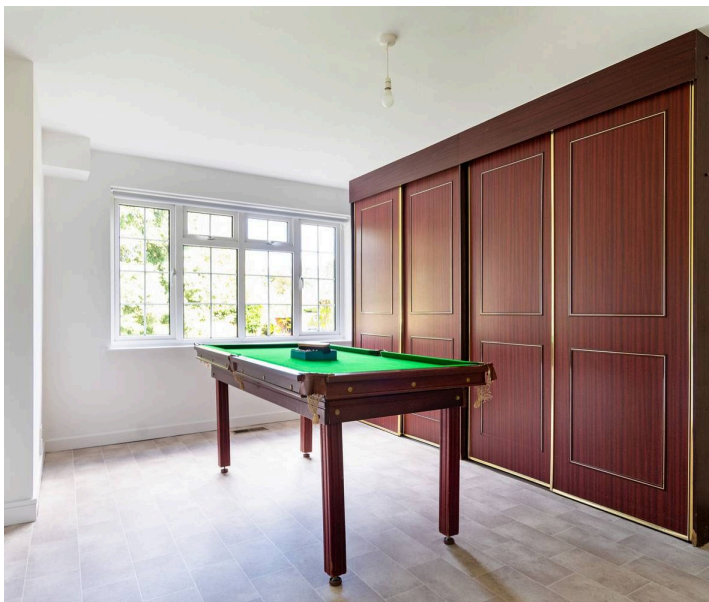
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Welcome to Squirrels Corner - over 3,000 square feet of potential, nestled in your own private road, yet just a short walk to Oxted town centre, the station, and some of the area's most sought after schools, including the popular independent Hazelwood School. The location alone is simply priceless - but let's talk about the house itself.

This home offers endless possibilities to create a stunning modern family space. Picture a spacious kitchen, family and breakfast room designed from the existing layout and imagine bi-fold doors opening out to the south-facing pool, perfect for sunny days and outdoor entertaining.

Above this space, the current sitting room could be transformed into a luxurious principal suite with its own balcony overlooking the pool. How about your own private outdoor staircase leading directly to the water?





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Downstairs, the ground floor offers exciting flexibility, after you have created your dream kitchen. A generously sized sitting room, a games room, a large conservatory and an office space are all ready to be reconfigured to suit your family needs. Whether you want to entertain, work from home or create a playroom, the choice is yours.

Step outside and the opportunities keep coming. A covered area between the house and the double garage could be transformed into outdoor storage or even a play areas. The wrap around garden offers plenty of space both at the front and back for family fun and outdoor activities.

Tucked away on your own private road, you are secluded and surrounded by only a handful of homes, Squirrels Corner owns the road.

This truly is a once in a lifetime opportunity, offering you unlimited possibilities to create your dream home. Don't miss out - call us today to schedule your appointment to view Squirrels Corner.

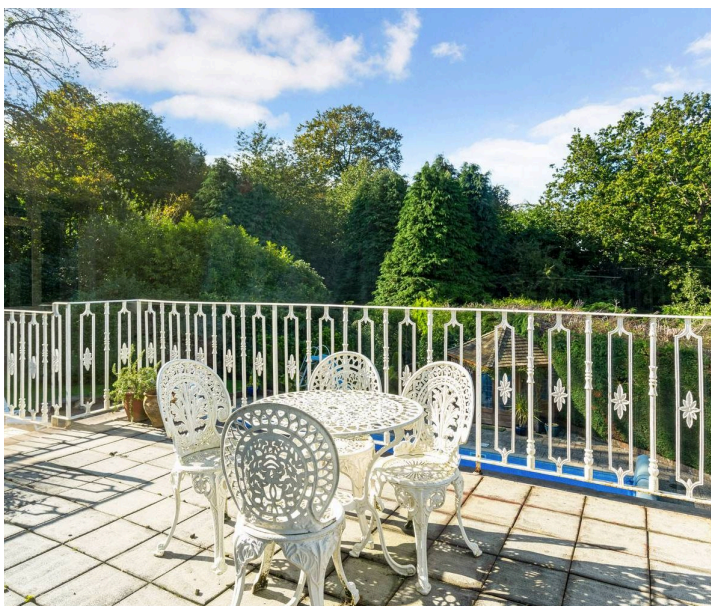




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Squirrels Corner is situated within a short walk of Oxted Town Centre offering an excellent range of schools, a mainline station, Cinema and an excellent range of restaurants and bars. The mainline station is within easy walking distance, with trains to Victoria and London Bridge. Thames Link trains to Blackfriars, Farringdon and London St Pancras International. Schools within the area include Oxted State School, and to mention a few within the private sector, Hazelwood mixed preparatory school in Limpsfield Chart, Radnor House in Sundridge, The Hawthorns in Bletchingly. Public Schools to include Sevenoaks, Tonbridge and Caterham as well as Independent girls secondary schools in Woldingham and Sevenoaks. Leisure facilities within the vicinity of Oxted includes Oxted Leisure pool complex and Limpsfield, Tennis and Squash Club. Public and private golf courses including Tandridge Golf Club, Limpsfield Chart and Westerham, as well as North Downs and Woldingham.



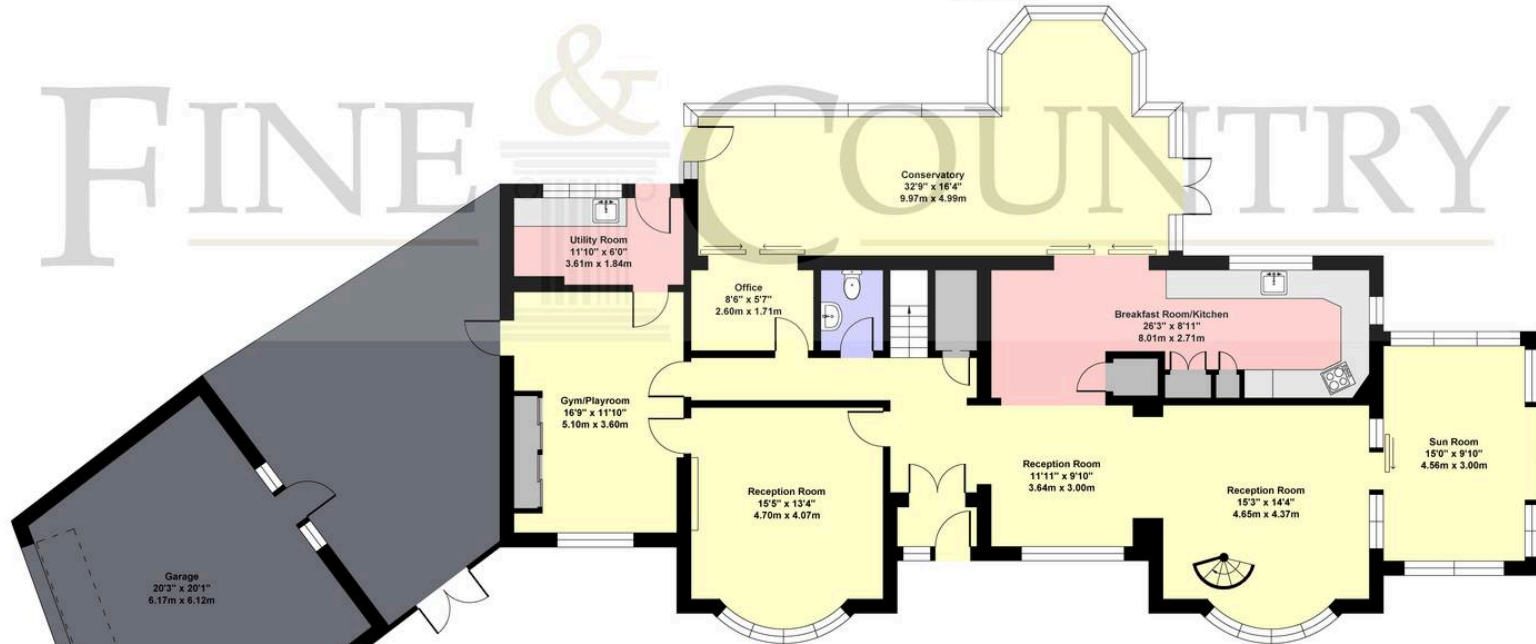


Squirrels Corner

Approximate Gross Internal Area
3520 sq ft - 327 sq m



First Floor



Ground Floor

Garage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. 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.



Fine & Country

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