



Low Cottage, 2a High Street, Oxted - RH8 9LP

Guide Price £325,000

FINE & COUNTRY





## Low Cottage, 2a High Street

Oxted, RH8 9LP

A 2 bedroom, Grade II listed, 18th-century gem in Old Oxted offering a rare opportunity to own a slice of history while enjoying the conveniences of contemporary living. The semi detached cottage offers characterful features, a prime location, and charming ambience, a true testament to the timeless allure of English cottages. Book a viewing today and experience the magic for yourself!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: E

- 18th Century Grade II Listed Cottage
- Old Oxted Location
- Walking Distance of Oxted Station
- Pretty Rear Garden
- Street Parking
- Modern Kitchen/Breakfast Room
- Downstairs Bathroom
- Original Features







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Nestled in the heart of the charming Old Oxted village, this 18th-century Grade II listed cottage offers a unique blend of history and modern living. The cosy 2-bedroom semi-detached house exudes character at every turn, with its original features adding a touch of nostalgia to the contemporary comforts it provides.

Step inside and be greeted by the warmth of the welcoming atmosphere that permeates throughout the property. The cozy lounge features beams to the walls and ceiling and an open fireplace, currently fitted with an electric woodburning stove. An open archway leads to the modern kitchen and breakfast room offering the perfect space for cooking up a storm or enjoying a leisurely meal with loved ones. The downstairs bathroom adds convenience to the layout, ensuring practicality meets style seamlessly.

The two bedrooms to the first floor are of a decent size, with the second bedroom currently being used as a dressing room but big enough for a single bed plus storage.







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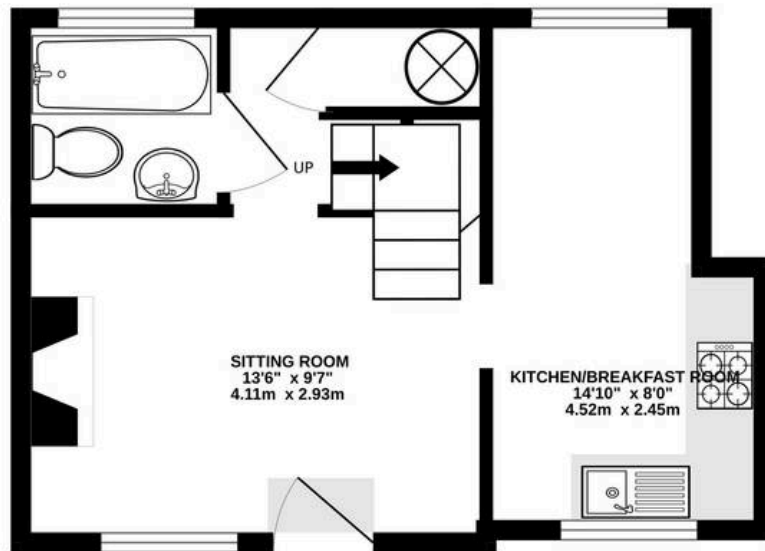
The pretty rear garden, approached from the lobby off the lounge, provides a peaceful retreat from the hustle and bustle of every-day life, offering a tranquil space to unwind or entertain guests during warmer days. Being totally secluded with a summer house and a gate giving access to the rear.

Convenience is key with this property, as it is within walking distance of Oxted Station, making commuting a breeze for city workers or weekend adventurers seeking to explore the surrounding areas. Old Oxted offers an abundance of pubs and within easy walking distance, Oxted Town Centre boasts countless eating establishments, the Cinema and numerous shops and boutiques, as well as Waitrose and Sainsburys. Street parking adds an extra layer of ease for residents and visitors alike, ensuring there's always a spot available close to home.

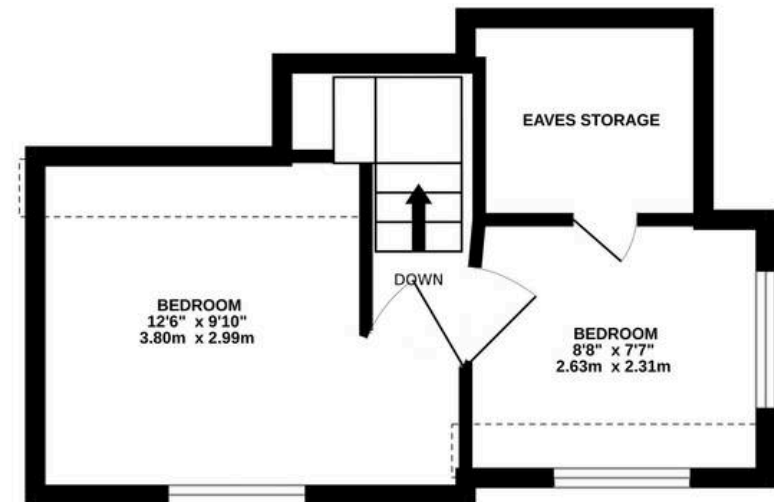


For those who appreciate the beauty of yesteryear combined with the comforts of today, this cottage ticks all the boxes. The mix of old-world charm and modern amenities creates a harmonious living environment that is sure to appeal to those looking for a home with a story to tell.

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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