



Wilderness Road, Oxted

Guide Price £2,250,000

FINE & COUNTRY







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Oxted

Hammerwood is a stunning modernised Edwardian home, that's freshly on the autumn market. located on a valuable backwater cul-de-sac, Hammerwood combines timeless period charm with contemporary luxury.

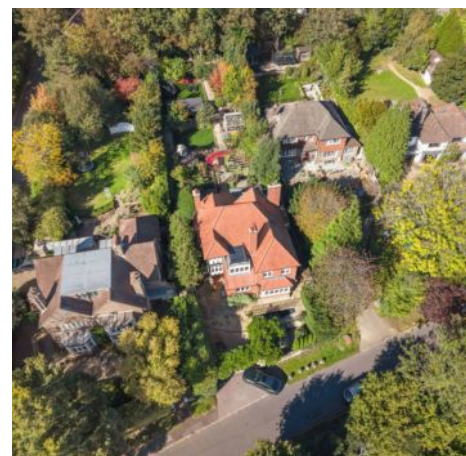
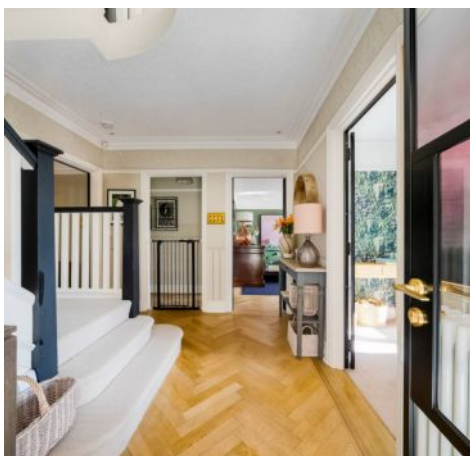
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculate Edwardian Detached Residence
- Completely Refurbished Throughout
- Solid Wood Kitchen with Orangery
- Underfloor Heating & Wood Burning Stoves
- Formal Drawing Room & Dining Room
- Original Features Throughout with Contemporary Additions
- Garden Office/Gym with Air Conditioning
- Double Garage
- Stunning Original Staircase with Library/Reading Area







## Hammerwood, Wilderness Road

### Oxted

Hammerwood is a beautifully modernised Edwardian residence, being the first house to be built within this quiet cul-de-sac location, that perfectly balances period elegance with contemporary luxury.

Set on one of Oxted's most prestigious roads, this distinguished family home showcases exceptional craftsmanship, timeless design, and a wealth of versatile living space.

On arrival, a welcoming boot room with underfloor heating leads into the grand entrance hall, where newly fitted, contemporary Crittall-style glass internal doors and elegant Wainscoting paneling with Edwardian detailing set the tone. The light-filled interiors are enhanced by herringbone flooring and a series of exquisite fireplaces, including a stone fireplace with log burner in the dedicated study. Two impressive reception rooms provide generous living and entertaining space, each own a striking feature fireplace.

The heart of the home is the open plan kitchen and orangery, designed by Burbidge in a sophisticated grey-green palette. A double butler sink, premium Miele appliances (stove, dishwasher, double oven), Liebherr double-door fridge/ freezer, Quooker hot tap and water filter and electric underfloor heating elevates the space, while the orangery creates a seamless tranquil connection to the garden.







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### Oxted

Additional conveniences include two utility rooms. One being off the inner hall, combined with the downstairs cloakroom and one branching off the kitchen itself, with access to garden.

To complete the accommodation downstairs, a tanked and dry cellar offers excellent, well organised storage. Modern enhancements and recent upgrades make Hammerwood as practical as it is beautiful. A new roof was installed in 2014, while brand new windows and doors were fitted in 2022, ensuring excellent insulation, efficiency, and security, as well as solar panels for hot water. Together with the 2023 kitchen renovation, these improvements mean the property is ready for modern living without compromising its Edwardian charm.

A wide, curved, lovingly restored original staircase leads to a cosy reading/snug area on the first landing and leading up there's three bedrooms on the first floor. The principal suite enjoys garden views, bespoke Hammonds wardrobes, and a luxurious en-suite with twin His & Her sinks, walk-in wet room, and freestanding bathtub. A magnificent guest bedroom features a walk-in wardrobe and en-suite with underfloor heating, while a further bedroom is equally well appointed. Rising to the second floor, two additional bedrooms are served by a stylish petite shower room, with excellent eaves storage integrated around the bigger bedroom.







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Stepping outside, is a true highlight, with the carefully landscaped rear garden, providing peace, privacy, and year-round enjoyment.

Features include a raised koi pond, flourishing Virginia creeper wrapping around the railings and canopy, original 'Alitex' greenhouse with raised vegetable beds, summerhouse, and multiple seating areas creating 'garden rooms'. At the far end of the garden, a tucked-away firepit creates a charming evening retreat. A recently installed 'Garden Room' currently houses a gym with air conditioning, while discreet garden storage is cleverly incorporated beneath a staircase from the completely secluded bottom patio. Select areas of artificial grass add practical low-maintenance zones, and a wide rear gate provides side access to the front of the property. At road level, the tanked double garage offers parking for two cars with additional parking to the front.



With its elegant Edwardian character, high-quality modern finishes, and a garden designed for both tranquility and entertainment, Hammerwood is a rare opportunity in Oxted. Offering five bedrooms, multiple reception rooms, and outstanding attention to detail throughout, this is a home of distinction on one of Surrey's most sought-after addresses.





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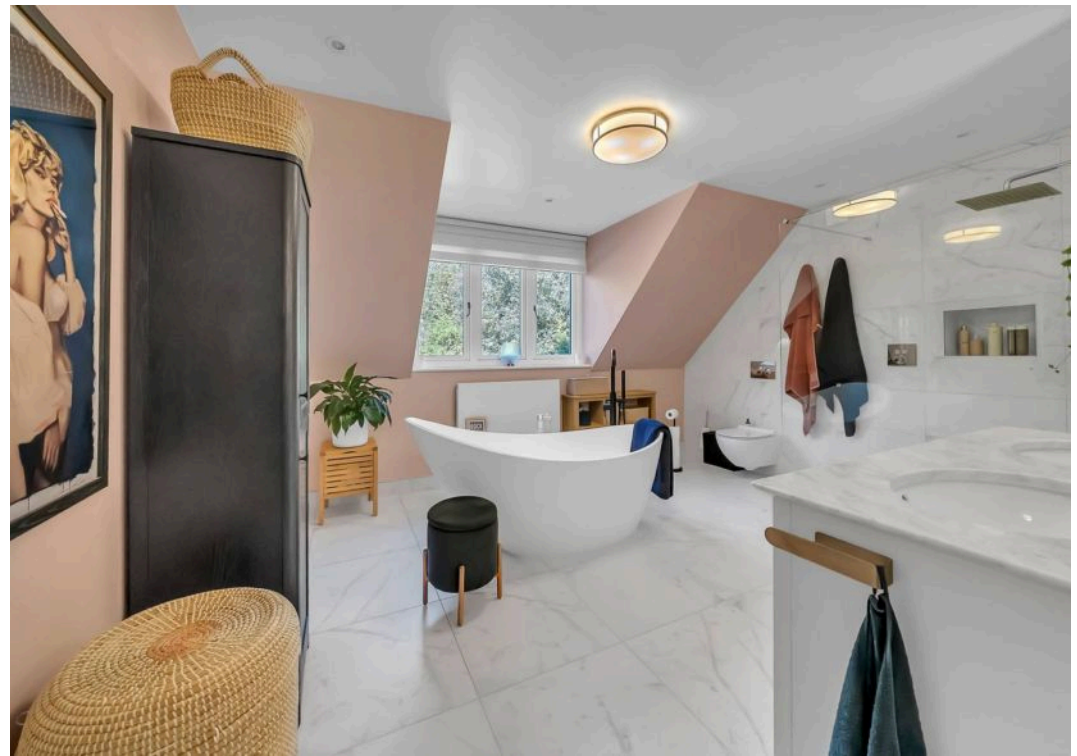
### Oxted

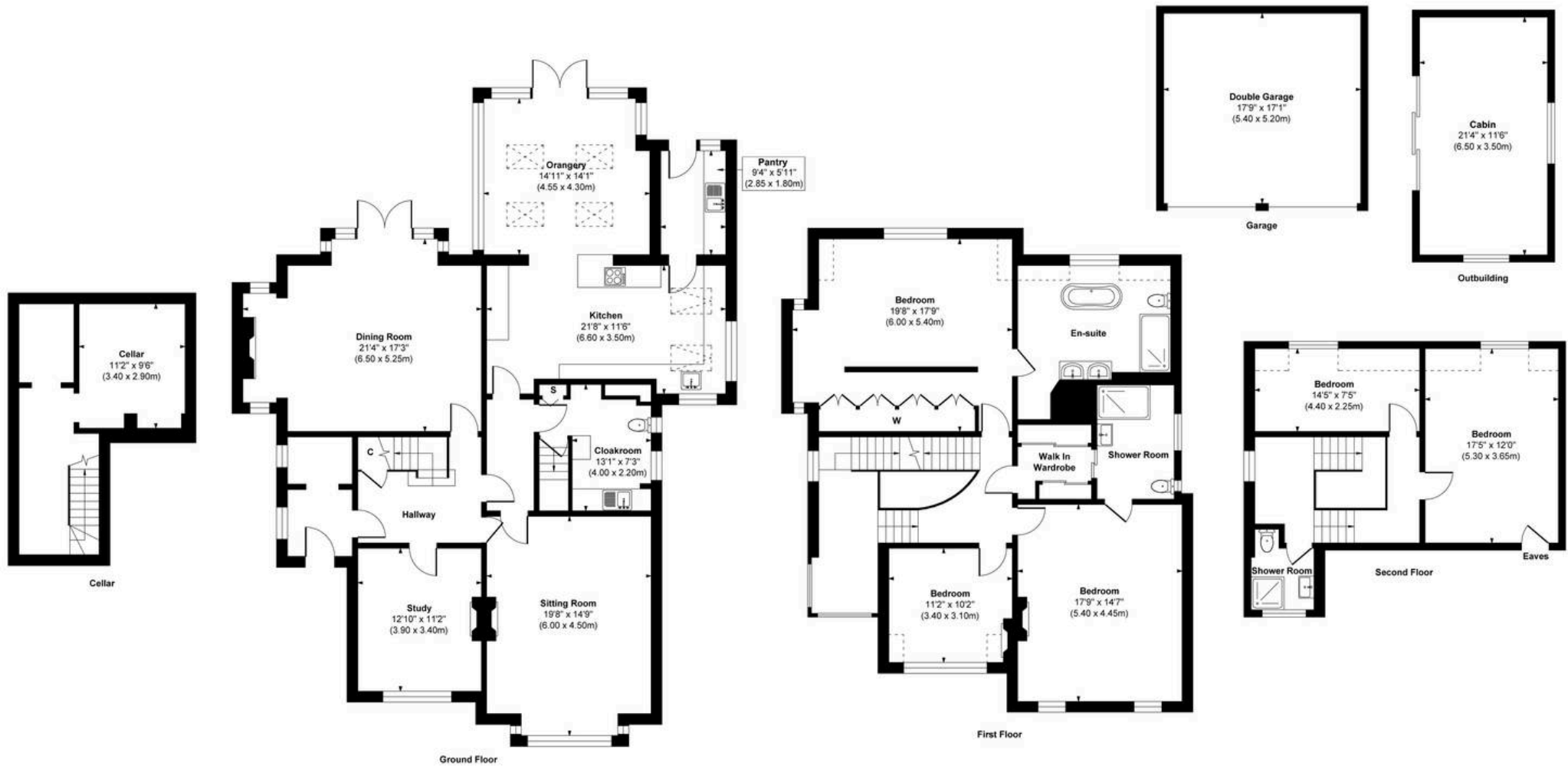
Situated within a 6 minute walk of Oxted Town Centre and railway station with its wide range of shopping, amenities and restaurants. The mainline station provides access into both London Bridge (in approximately 33 minutes) and Victoria (in approximately 39 minutes), whilst Thameslink trains also run 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.









**Approx. Gross Internal Floor Area 4,183 sq. ft / 388.63 sq. m. (Including Garage & Outbuilding)**

This floorplan is intended for illustrative purposes only and should be used as a general guide. All measurements are approximate and not to scale. Exact dimensions should be independently verified.





## Fine & Country

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