



Hurst Green, Surrey



A beautifully restored Grade II listed Tudor home set on a generous corner plot of approximately one third of an acre in a quiet no-through road, moments away from Hurst Green Station, offering exceptional character with exposed beams, an inglenook fireplace and flexible family accommodation. Ideally located in sought-after area of Oxted, the property enjoys excellent local amenities, highly regarded schools and fast rail links to London, all close to the Surrey Hills countryside.



Set within a quiet no-through road and occupying a generous corner plot of approximately one third of an acre, this exceptional Grade II listed home is a property of real character and historical significance, with origins dating back to Tudor times. Meticulously renovated by the current owners, the house has been thoughtfully restored to preserve its heritage while creating a comfortable and practical family home well suited to modern living, with the added benefit of being moments away from Hurst Green main line station, with frequent trains direct into London.

The accommodation is both substantial and flexible, with the ground floor centred around an impressive sitting room featuring an original inglenook fireplace with log-burning stove, exposed timber beams and a wonderful sense of warmth and atmosphere. Further reception space includes a snug and a separate study, ideal for home working or quieter retreat. The kitchen/breakfast room is well proportioned and forms the heart of the home, supported by a separate utility room and additional ground floor facilities that enhance everyday practicality. Throughout the property, exposed beams and period detailing are complemented by well-balanced room sizes, giving the house a welcoming and timeless feel.

The first floor provides a range of bedrooms offering excellent versatility for family living, guests or ancillary uses, served by bath and shower facilities. The layout allows the property to adapt easily to a variety of needs while retaining its character and charm. Outside, the house benefits from a double garage with adjoining store, generous off-road parking to the front, and the rare advantage of vehicular access to the rear garden. The gardens wrap around the property, providing attractive outdoor space that suits both entertaining and family use.



At a glance

- A Grade II Listed Detached Family Home
- Enviably Located Just Moments From Hurst Green Main Line Station, Fast and Frequent Trains to London
- 2093 sq ft
- Very Large South West Facing Garden
- Presented to a High Standard Throughout
- 5 Bedrooms, 3 Reception Rooms and 4 Bathrooms
- Abundance of Character Features Throughout
- Off Street Parking for Several Cars and Double Garage
- Tandridge District Council

Location

Located in the heart of Hurst Green, and within 1 1/2 miles of Oxted. There is a good range of shops, cafes, restaurants and pubs nearby.

Hurst Green station is a 2 minute walk away with a regular service to Central London. The M25 is also easily accessible.

Intrigued?

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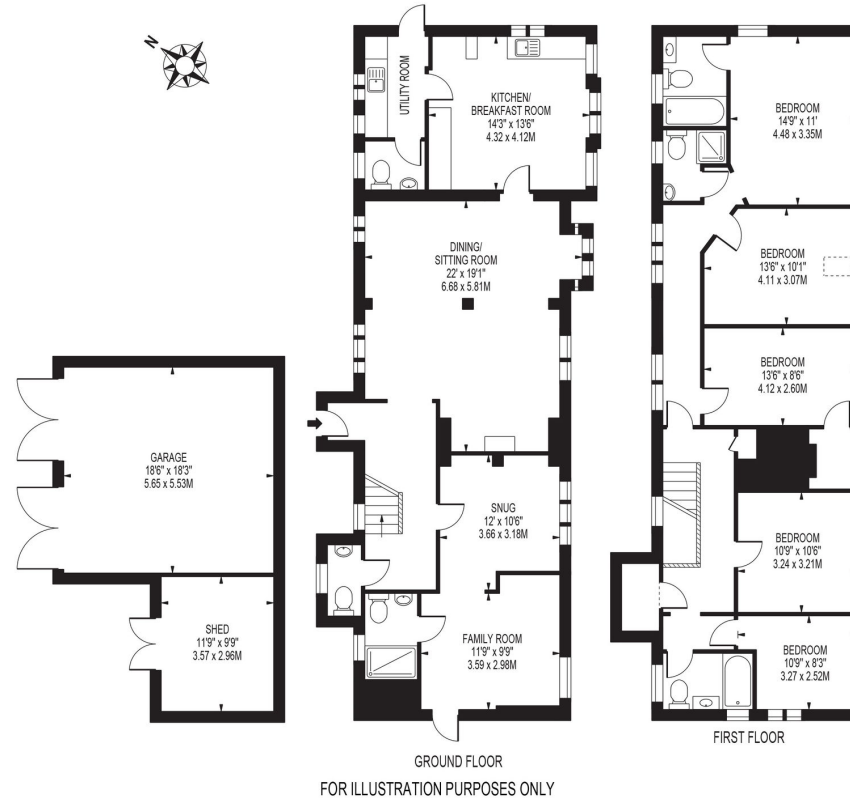
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OLD MELDRUM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2093 SQ FT - 194.43 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARAGE & SHED)
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 336 SQ FT - 31.24 SQ M
APPROXIMATE GROSS INTERNAL AREA OF SHED: 114 SQ FT - 10.57 SQ M
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 19 SQ FT - 1.80 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Robert
Leech.

REIGATE OXTED LINGFIELD