

Robert Leech.

Rockfield Road, Oxted, RH8 0EJ

£1,750,000

5 4 3









Tucked away in an enviably private position on one of Oxted's most sought-after residential roads, Wylandra is an impressive detached family home offering over 3,000 sq ft of beautifully proportioned accommodation, set within magnificent gardens and grounds.

Combining generous living spaces with an abundance of natural light, the property has been thoughtfully arranged to provide exceptional flexibility for modern family life. Elegant reception rooms, spacious bedrooms, and seamless connections to the surrounding gardens create a home that is both welcoming and highly functional.

A welcoming reception hall provides an impressive introduction to the property, leading to a series of well-appointed reception rooms that flow effortlessly together. The principal sitting room offers a comfortable and relaxing environment, while the formal dining room is perfectly suited to entertaining family and friends. Beyond, a delightful conservatory enjoys uninterrupted views across the gardens and opens directly onto the terrace and swimming pool, creating a wonderful indoor-outdoor lifestyle.

A generous family room provides versatile everyday living space, complemented by a separate study that offers an ideal setting for home working or quiet retreat. Throughout the ground floor, large windows frame attractive garden views and flood the interiors with natural light.

At the heart of the home lies the impressive dual-aspect kitchen/breakfast room, fitted with a comprehensive range of contemporary cabinetry and featuring a breakfast bar for informal dining. The adjoining breakfast area overlooks the swimming pool and landscaped gardens beyond, creating a bright and sociable space for everyday family life. A separate utility room provides practical support and direct access to the garden. The conservatory offers a wonderful room to relax with views over the garden.

The first floor continues the home's sense of space and comfort. The superb principal bedroom suite forms a luxurious private sanctuary, featuring a walk-through dressing area and a stylish contemporary en suite shower room. The guest bedroom enjoys the added luxury of a private balcony and benefits from its own en suite shower room, making it ideal for visiting family or guests. Three further well-proportioned double bedrooms are served by two beautifully appointed family bathrooms, ensuring ample accommodation for growing families.

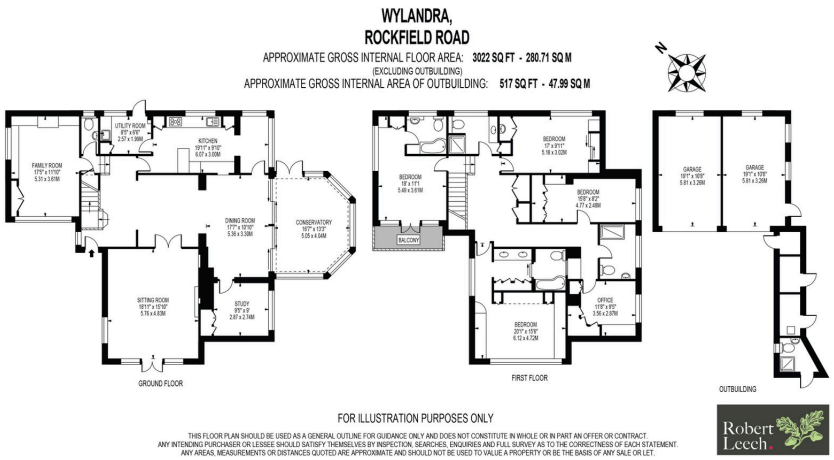
Magnificent Gardens and Outdoor Living

Approached via a sweeping private driveway, Wylandra sits well back from the road, enjoying an exceptional degree of privacy and seclusion. The driveway provides extensive parking and access to the garage, while mature hedging and established planting create an attractive approach.

To the rear, the gardens are a particular feature of the property. The grounds have been thoughtfully landscaped to create a tranquil and picturesque setting

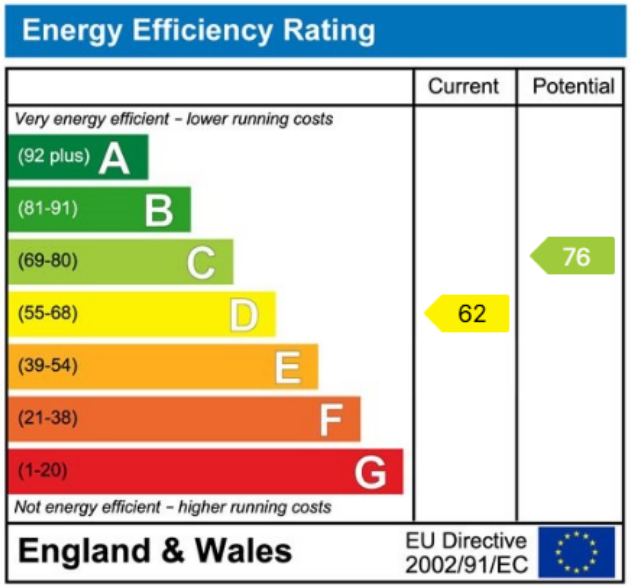






- Set back in a highly sought after road in Oxted
- Convenient for the town centre and Oxted mainline station
- An Impressive 5 bedroom family home
- Four reception Rooms
- Kitchen/ Breakfast Room and separate Utility Room
- Master Bedroom with dressing area and ensuite
- Guest Bedroom with private balcony and ensuite shower room
- Private enclosed mature landscaped garden with swimming pool
- Garage and Driveway
- Over 3000 square feet of accommodation





DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

Robert Leech.