



## Hilddrop Wilderness Road

Oxted RH8 9HS

Freehold

£975,000



# Hilldrop Wilderness Road

Oxted RH8 9HS

£975,000



## Situation

Positioned in a quiet no through road yet convenient for Oxted's commuter railway station and local main roads (A25 and M25). The property enjoys amazing southerly views towards the River Eden.

Oxted town centre, 0.75km away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location

For SatNav use RH8 9HS. On entering Wilderness Road the property is found on the left hand side after circa 190m

## To Be Sold

Hilldrop is a unique and versatile property, set within a generous plot approaching half an acre. As its name suggests, the accommodation is thoughtfully arranged over four storeys, descending to a substantial rear garden. The property offers five well-proportioned bedrooms and three reception rooms, with delightful views to the rear.

## Entrance hall

Large open hallway with views to the rear of the property, with access to both the garage and bedroom 2, and staircase leading down to Lower level one.

## Bedroom Two

Double bedroom with double aspect of the side and rear of the property, with door to the en-suite shower room.

## Bedroom Two En-suite

Ensuite comprising of walk in shower, low level W/C and wash hand basin. Front aspect.

## First Lower Landing

Enclosed landing leading to:

## Kitchen/Breakfast Room

A generous, well-proportioned double aspect kitchen enjoying delightful views over the rear of the property, with a door providing access to the side. The room is fitted with an extensive range of wall and base units and benefits from a double sink with drainer, electric hob with overhead extractor, and a built-in double Neff oven. There is also space for a freestanding fridge/freezer and ample space for dining.

## Cloakroom

Side aspect, with low level W/C and hand wash basin.

## Snug

Cosy room with views to the side of the property.

## Dining Room

Accessed via double doors from the landing, the dining room enjoys picture windows to the side of the property.

## Sitting Room

Accessed via double doors from the landing, this impressive drawing room enjoys stunning views over the rear of the property. The space is further enhanced by two sets of sliding patio doors opening onto a generous terrace, creating an excellent flow for indoor-outdoor living. A feature fireplace with brick surround and slate hearth provides a focal point, complemented by built-in shelving and a large storage cupboard.

## Terrace/Balcony

A substantial terrace/balcony extending the full width of the property and wrapping around to the side, providing excellent outdoor space. The terrace offers direct access to the kitchen, as well as steps leading down to both the front and rear gardens.

## Door leading to Second Lower Landing

Hidden behind the door, a stair case leads to the second lower landing, where the bedrooms can be found and stairwell to the third lower level landing.

## Bedroom One

Double bedroom with two rear aspect picture windows, built in wardrobes and door leading to the en-suite bathroom.

## Bedroom One En-Suite

Partially tiled with a window to the side aspect, the en-suite

Tel: 01883 712261

comprises of a bath, bidet, wash hand basin, low level W/C and a heated towel rail.

### **Bedroom Three**

Double Bedroom with built in wardrobe and large storage cupboard, with side aspect.

### **Bedroom Four**

Double bedroom with double aspect, with built in wardrobe.

### **Bedroom Five**

Single Bedroom with picture window over looking the rear of the property and built in wardrobe.

### **Bathroom**

Side aspect room, partially tiled, comprising of a walk in shower, bath, bidet, low level W/C, hand wash basin, heated towel rail and large storage cupboard.

### **Third Lower Level Landing**

Small area leading to sitting room.

### **Sitting Room**

A spacious triple aspect room, featuring two sets of sliding doors leading onto a paved terrace. The room also benefits from a door leading to further storage space, the utility room and separate cloakroom.

### **Utility Room**

The generous sized utility room, with base units, sink and space for a washing machine and under counter fridge, also contains the water tank and Valliant boiler.

### **Cloakroom**

Side aspect cloakroom with low level W/C and hand wash basin.

### **Outside**

To the front of the property, there is a drive way with parking for two vehicles, a tiered garden with a separate pathway leading to steps down to the under cover storage area, terrace/balcony and side entrance on lower level one, before descending to the lower paved terrace on the third lower level.

Two further sets of steps mirror one another on each side of the property, from the first lower level to the paved terrace.

From here, additional steps lead to a substantial and mature rear garden, predominantly laid to lawn, housing a shed for further storage, and enclosed by an attractive array of established shrubs and trees. The garden extends to approximately 240 feet in length, culminating at the banks of the River Eden, creating a truly picturesque and private setting.

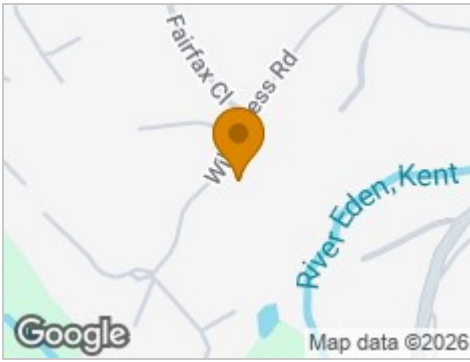
### **Garage**

Double garage with power, lighting and electric up and over door.

### **Tandridge Council Tax G**



## Road Map



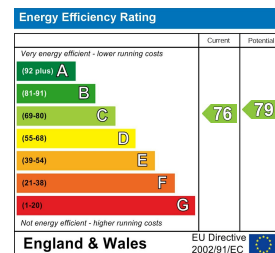
## Floor Plan



## Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.