



Parklands, Oxted

Guide Price £1,450,000

4 3 3



Set within a magnificent south-facing plot of approximately 0.6 acres, this impressive detached residence offers expansive, light-filled accommodation in one of the most sought-after addresses on the southern side of Oxted.

Designed with both family living and entertaining in mind, the property provides an exceptional sense of space and flow throughout. A welcoming reception hall leads to a series of generous reception rooms, including an elegant sitting room/ garden room that enjoys views across the established rear gardens, plus a formal dining room. A separate study offers an ideal work-from-home space, while the well-appointed kitchen and adjoining utility room provide practicality alongside everyday comfort.

Upstairs, the principal bedroom suite enjoys the luxury of a dressing room area, fitted wardrobes and en suite shower room. Three further double bedrooms offer flexibility for growing families or guest accommodation, complemented by well-appointed bath and shower facilities. Steps lead to an additional lounge room with sliding doors on to a balcony with views to the front which would make a useful teenage room or snug.

Approached via a substantial driveway providing ample parking, the property also benefits from a double garage. The rear gardens are a particular feature — mature, private and enjoying a prized southerly aspect, creating a wonderful backdrop for outdoor entertaining and family life with the added benefit of a swimming pool for the summer months.

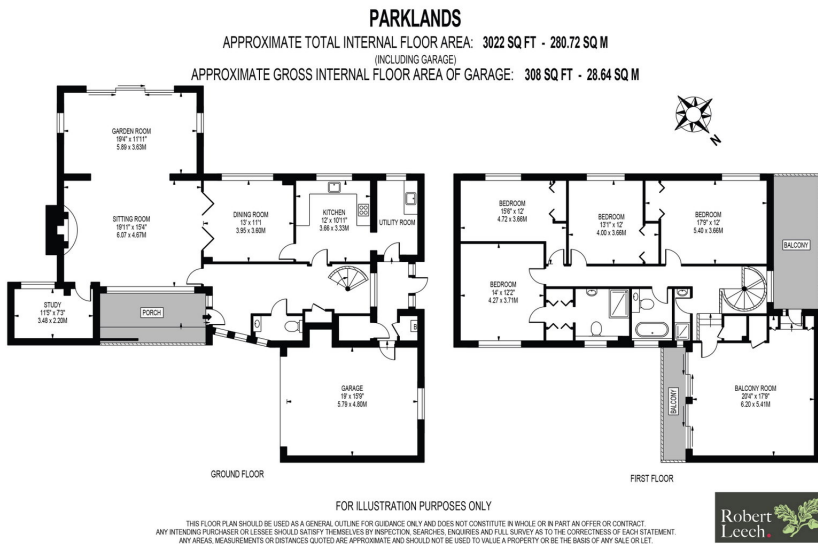
LOCATION

Parklands is positioned just off Icehouse Wood, a highly regarded and established residential setting. There are a selection of excellent schools within the property catchment area and Hazelwood School is 0.6 miles across NT owned West Heath Common, accessed at the top of Icehouse Wood. The town centre of Oxted lies approximately one mile away with its blend of culture, green spaces, and modern amenities, Oxted provides the perfect balance between vibrant urban living and peaceful countryside charm. Master Park, offers 11 acres of beautifully maintained grounds and is home to local sports clubs including Oxted FC, cricket, and tennis. For lovers of the outdoors, the stunning Surrey Hills and the National Trust's Limpsfield Common offer endless walking and cycling routes. Cultural life thrives here too. The historic Barn Theatre brings a rich programme of plays and musicals, while the luxurious Everyman Cinema offers a boutique film experience with plush seating and delicious food and drink options. Oxted's dining scene is equally impressive, featuring everything from cosy traditional pubs such as The Old Bell situated in Old Oxted which is a historic pub dating back to the 14th century, The Bull Inn located in nearby Limpsfield and established pubs in the area. With stylish eateries, cafés, bars, and delis—there is a good choice for evenings out or weekend brunches.

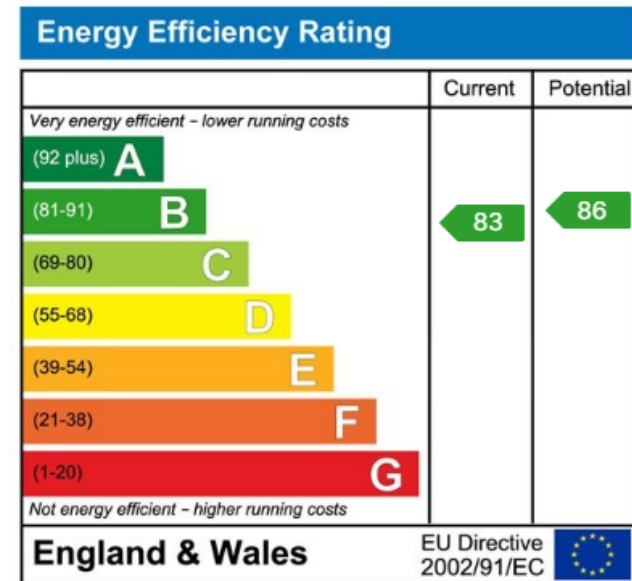
Shopping -there are local boutique shops, chemists, supermarkets including Waitrose, Morrisons and Sainsburys.

TRAVEL





- Substantial Detached House
- 4 Double Bedrooms
- Large lounge/ garden room overlooking the rear gardens
- Dining Room
- Upper Lounge with balcony and views
- Double Garage and Driveway
- Mature gardens
- Located off a Private Road
- 0.7 mile radius to Hurst Green station
- 1 mile to Oxted town centre



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