



Ridlands Lane, Oxted, RH8 0SS

Guide Price £725,000

3 2 3



Positioned in this quiet road in the heart of the beautiful, semi-rural Limpsfield Chart, this charming three-bedroom semi detached home built in 1948 offers a wonderful blend of character and comfortable family living, complete with a driveway for ample cars and pleasant east/south facing rear garden. The property has been subject to an extension by the present owners therefore enabling spacious and bright and versatile accommodation.

ACCOMMODATION

Upon entering, you are greeted by an inviting atmosphere that flows through the well-proportioned living spaces. The property benefits from three distinct reception rooms, offering versatile options for relaxation, dining, and entertaining. Spacious open plan kitchen/breakfast room with integrated gas hob, electric oven and grill. Each space is designed to be bright and welcoming, providing ample room for family life and social gatherings.

The layout includes three comfortable bedrooms one with en suite each offering a peaceful retreat. These rooms are complemented by a well-appointed family bathroom, ensuring convenience for all residents. The thoughtful design throughout the home caters to modern living while retaining a sense of warmth and comfort.

The landing area offers access to a very spacious loft space suitable to convert into additional bedrooms subject to the usual planning consent (Tandridge District Council). There is also power and a ladder.

OUTSIDE

Externally, the front of the property is tucked behind a tall hedge offering privacy and boasts a spacious driveway providing off-road parking for several cars. The pleasant rear garden offers a private outdoor haven, perfect for al fresco dining, children's play, or simply unwinding amidst nature. It presents a lovely extension of the living space, ideal for enjoying the tranquil surroundings.

LOCATION

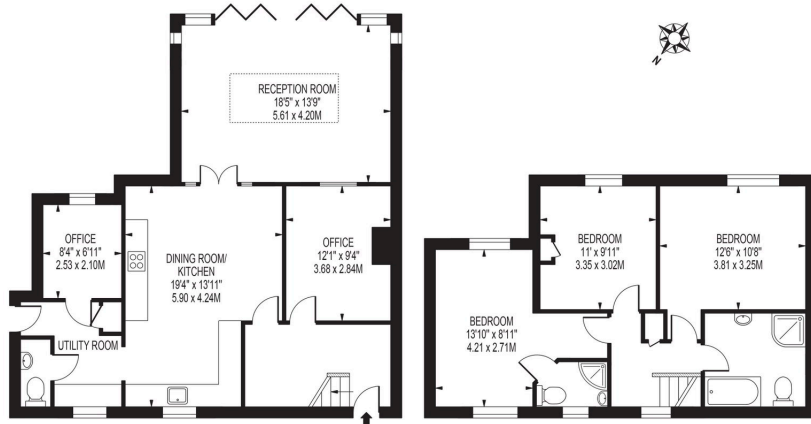
This home is ideally situated in Limpsfield Chart, a desirable location that blends semi-rural charm with excellent accessibility. At the end of Stoneleigh, you'll find common ground, a cricket club, and a children's playground, perfect for leisurely activities. For families, a convenient school bus to Oxted collects and drops off at the corner of Stoneleigh Road, and there's a toddler playgroup at St. Andrews Church.

Oxted town centre is approximately two miles away, offering a comprehensive range of amenities including a Waitrose and a Morrisons, a leisure centre with a swimming pool, and a good selection of shops. For commuters, Oxted or Hurst Green stations are approximately two miles away, providing fast train services to East Croydon (from 17 minutes), London Bridge (from 33 minutes), and London Victoria (from 39 minutes). Junction 6 of the M25 is just 5.1 miles away, offering easy access to London and Gatwick Airport. Golf enthusiasts will appreciate the



MARJORY PEASE COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1434 SQ FT - 133.18 SQ M

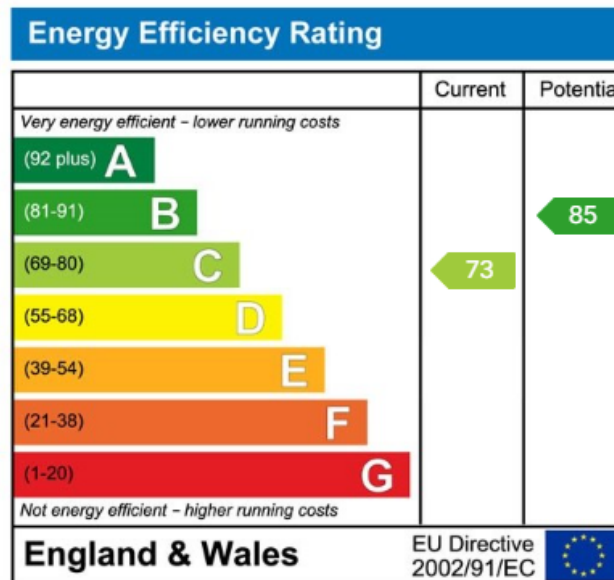


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- 3 Bed Semi Detached family Home
- Built 1948
- Open plan kitchen/breakfast room
- East South facing rear garden
- 1434 sq ft
- 3 Reception rooms
- Extended over recent years
- Family bathroom plus En-suite to principle bedroom
- Ample parking on drive
- Tandridge District Council Band (E)



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