

Payne & Co.



Ryecroft Cottage 25 Hoskins Road

Freehold

Oxted RH8 9HT

£945,000



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Situation

Positioned in the heart of Oxted town and within easy access Oxted commuter railway station and local main roads (A25 and M25). Oxted offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The railway service to London takes around 40 minutes.

Location

For Sat Nav use RH8 9HT. From East Hill Road turn into Hoskins Road, and as the road bears left the property can be found on the right hand side.

To Be Sold

Located in the heart of Oxted and in the well regarded no through road of HOSKINS ROAD is this well proportioned detached home. The property would be ideal for a buyer who is considering 'trading down' or equally for a growing family. Benefits include open plan ground floor accommodation, a manageable size level rear garden, garage and driveway parking.

Front Porch

Enclosed porch with tiled floor and fitted shutters

Entrance Hallway

Light and airy hallway fitted with Amtico flooring, large storage cupboard and stairs leading to the first floor landing.

Lounge

Well appointed room with made to measure shelving and cupboards, bay window overlooking the front of the property and a feature electric fireplace.

Kitchen/Dining/Family Room

A well-appointed kitchen with rear aspect, comprising a 1½ bowl sink with drainer, integrated dishwasher, and a Rangemaster cooker. There is space for an American-style fridge/freezer, complemented by a comprehensive range of wall and base units. A door provides access to the utility room and cloakroom.

The kitchen opens into a spacious family/dining area, thoughtfully designed for modern living. This versatile space features bespoke, made-to-measure shelving and cabinetry, attractive Amtico flooring, a large skylight and French doors leading out to the rear garden.

Utility Room

A practical room fitted with a range of wall and base units, incorporating a sink and providing space for both a washing machine and tumble dryer. The room also houses the Glow-worm boiler and benefits from a skylight.

A door leads to the side of the property and there is convenient internal access to the cloakroom.

Cloakroom

The room comprises of a low level W/C, wash hand basin, shelved storage cupboard and a heated towel rail.

First Floor Landing

A large cupboard houses the water tank and there is access to the loft.

Bedroom One

Double bedroom with fitted wardrobes, views to the front of the property and door to the en-suite shower room.

En-Suite Shower Room

Fully tiled room with walk in shower, hand wash basin with vanity unit and low level W/C

Bedroom Two

Double bedroom with fitted wardrobes and rear aspect.

Bedroom Three

Single bedroom with rear aspect.

Bathroom

A fully tiled bathroom featuring a bath with both a handheld shower attachment and electric shower over. The suite further comprises a low-level W/C, hand wash basin, and a radiator fitted with a towel rail. The room benefits from a rear aspect.

Outside

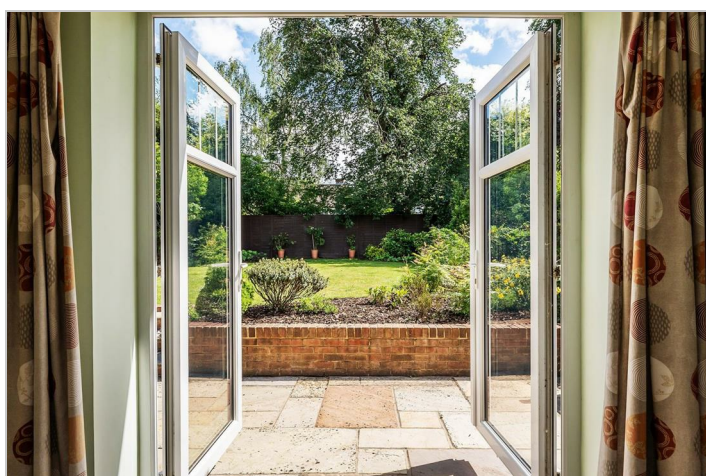
To the front of the property there is a brick laid driveway with parking for one car, single garage, access to the rear of the property and a well presented garden with lawn and flower beds.

An enclosed attractive garden is to the rear of the property comprising of established planting, lawn and patio area.

Garage

Singe garage with access the front and rear.

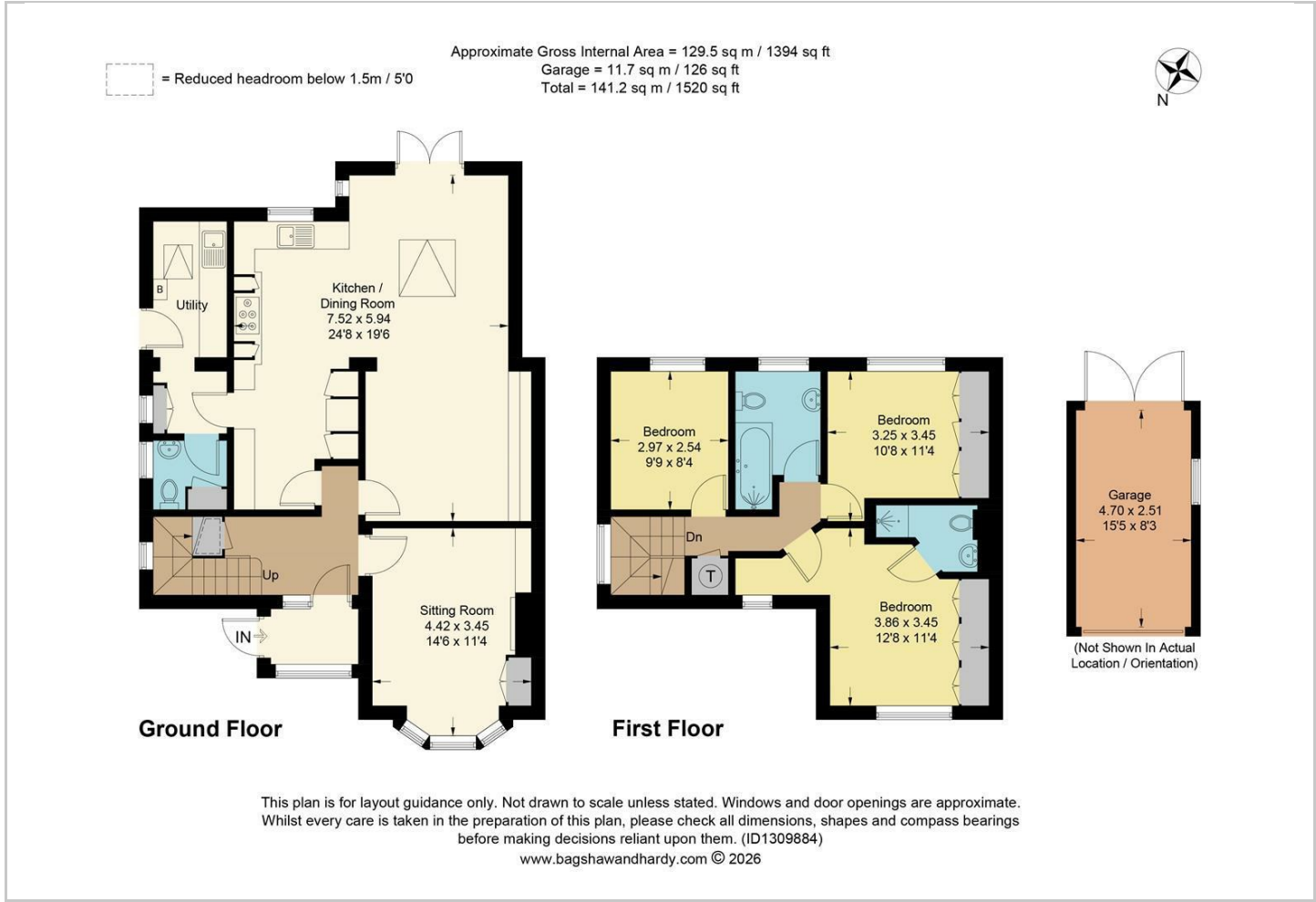
Tandridge Council Tax F



Road Map



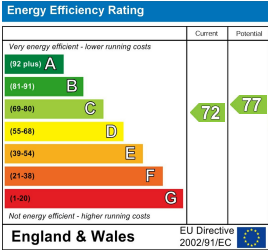
Floor Plan



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



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