

Payne & Co.



2 Quarry Close

Oxted RH8 9HG

Freehold

£1,385,000



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Situation

Situated in one of Oxted's prime addresses, within comfortable walking distance of Oxted town centre which offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

Approaching Oxted from Godstone on the A25 proceed to the traffic lights with Morrison Supermarket entrance on the left. Turn right into Woodhurst Lane and follow this road for 0.33 mile before turning left into Quarry Road. Proceed along Quarry Road and Quarry Close will be found on the left hand side after 0.17 mile.

To Be Sold

NO ONWARD CHAIN. Occupying a desirable position within a quiet no-through road, this generously proportioned detached home offers excellent potential for buyers looking to create their ideal family home. The property features four double bedrooms, two spacious reception areas and attractive views towards the North Downs. While the property would benefit from some modernisation, it presents a fantastic opportunity for those seeking a home they can update and personalise to their own taste and style. With its generous accommodation, peaceful setting and far-reaching views, this is a property with considerable potential.

Hallway

Oak entrance door with attractive leaded light side panels, opening to a large reception hallway, wood effect flooring, under stairs cupboard with hanging rails, stairs to first floor and doors to;

Cloakroom

Front aspect double glazed window, wash hand basin, w.c.

Sitting Room

Front aspect bay double glazed leaded light window, two side aspect windows, attractive fireplace with coal effect fire, French doors leading to;

Conservatory

Attractive domed style glass ceiling, tiled flooring, French doors leading to patio area.

Dining Room

Rear and side aspect double glazed leaded light windows, wood flooring.

Study / playroom

Front aspect double glazed leaded light bay window.

Kitchen

Rear and side aspect double glazed leaded light window, extensive range of matching eye and base level units, work surface with stainless steel sink with mixer tap, inset DeDietrich induction hob, oven with microwave above, space for fridge freezer, tiled floor, door to;

Utility Room

Work surfaces with inset stainless steel twin bowl sink with mixer tap, spaces for washing machine and fridge freezer, doors to;

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Shower Room

Side aspect double glazed leaded light window, vanity unit, w.c, fully tiled shower with integrated controls.

Double Garage

Housing warm air boiler.

Stairs to First Floor Landing

Storage cupboard, hatch to loft space, doors to;

Bedroom One

Rear aspect double glazed leaded light window, door to;

Large Dressing Room/En-Suite Shower

Dressing Area - Built-in wardrobes cupboards with hanging rails.

En-Suite Shower Room - shower, wash hand basin, w.c, towel rail, tiled flooring.

Bedroom Two

Rear aspect double glazed leaded light window, built-in wardrobe cupboards, door to;

En-Suite Shower Room

Rear aspect double glazed leaded light window, shower cubicle, w.c, pedestal wash hand basin, built-in cupboard, fully tiled walls.

Bedroom Three

Front aspect double glazed leaded light window, built in wardrobe cupboards.

Bedroom Four

Front aspect double glazed leaded light window, built-in wardrobe cupboards with hanging rails.

Family Bathroom

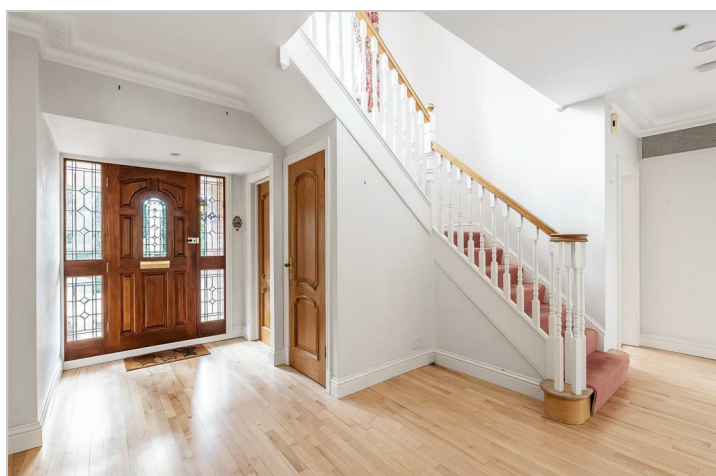
Rear aspect doubled glazed leaded light window, four piece white sanitary suite comprising bath with mixer tap, pedestal wash hand basin, w.c, bidet, fully tiled walls and tiled floor.

Outside

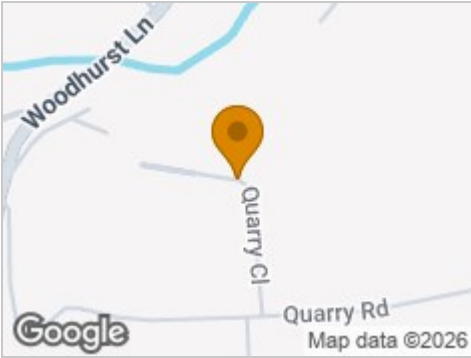
To the front of the property there is a garage and parking for 4 cars.

To the rear there is a beautifully established garden, well-stocked borders and an impressive selection of mature trees. A gently sloping lawn provides an attractive central space, framed by colourful planting and mature greenery, while the elevated position creates a wonderful sense of privacy and an appealing outlook across the surrounding countryside.

Tandridge District Council Tax Band G



Road Map



Hybrid Map



Terrain Map



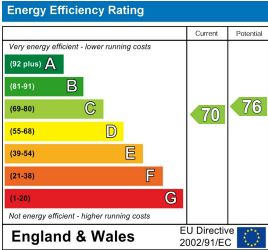
Floor Plan



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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