



Quarry Road, Oxted RH8  
£2,895,000 Guide Price

Robert  
Leech. 



An expansive Period detached eight-bedroom family home situated on one of Oxted's premier roads with accommodation arranged over three floors. On the market for the first time in 30 years this property offers character features including high ceilings, a large drawing room, walk in pantry cupboards and fireplaces. It sits in a landscaped Southwest garden and benefits from having a double garage.





Enter the impressive hallway of this beautiful home and character features will delight, from the chevron wooden floor to the lovely fireplace at the end of the hall, our vendors often use this reception hall to hold special lunches.

The ground floor includes a large principal reception room with wonderful views over the garden including two doors to the garden. A feature of the room includes a historic piano which each past vendor has inherited...If you are working from home there is a spacious study with handy built in storage. Further accommodation includes a Dining Room with views over the garden, the Kitchen offers bespoke fitted wooden units, an eye level Bosch oven and gas hob and a stunning full height dresser which again has been inherited by previous vendors.

The utility room is a generous size and has space for two washing machines, fridge/freezer and a handy sink and worktops with access to the garage; the height of the ceiling allows room for having a laundry pulley maid to hang the families laundry.

The workshop offers further space for storage, it houses the Worcester boiler and includes power and access to the garden. Further storage can be found with a choice of two walk in larders, one currently used for food storage and the other for holding wine, originally this was the meat hanging room.

Off the hallway, the downstairs cloakroom offers plenty of space leading to the separate high-rise W.C and sink. The separate generously sized cloak cupboard off the reception hallway offers space for coats and shoes.

On the first floor the Principal bedroom offers high ceilings and dual aspect windows overlooking the garden with built in cupboards, the Jack and Jill ensuite comprises bath, shower cubicle, W.C and bidet. A further four double bedrooms can be found on this floor with a separate W.C room and family bathroom. On the second floor there are three further double bedrooms, one of which could be used for a teenagers den due to its size and a further family bathroom. On this landing there is a spacious storage cupboard. The loft hatch on this floor offers easy access to the roof.

#### **OUTSIDE**

Outside the landscaped garden is a real feature of this property, with established curved tiered lawns and laurel hedge's, flower beds and vegetable garden area, greenhouse and shed. The front of the property is approached via a gravel driveway offering plenty of parking along with a double garage which is boarded with a Horsman electric garage door.

#### **LOCATION**

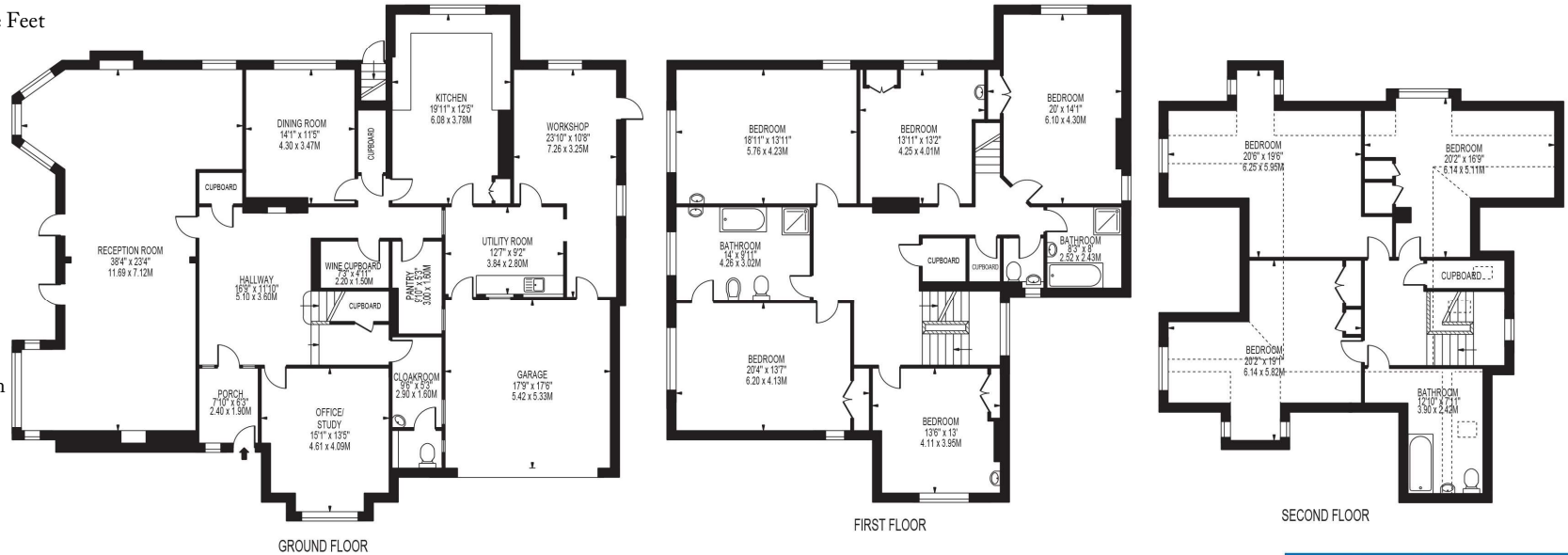
On one of Oxted's premier private roads. The town centre is 0.8 miles distance and offers a leisure complex, swimming pool, independent boutique cinema, theatre, pubs and restaurants with a wide range of shops including a Waitrose and Morrisons. Junction 6 is approximately 3.3 miles away providing easy access to the M25 and Gatwick airport. Oxted railway station 1 mile provides fast trains to East Croydon, London Bridge and London Victoria. Hurst Green mainline railway is only 0.6 miles.

# At a glance

- 8 Bedrooms, 3 Reception Rooms, 3 Bathrooms
- Everest UPC Windows On Ground & First Floor
- Detached Family Home
- Living Accommodation Over 5,000 Square Feet
- Premier Sought-After Private Road
- Integral Double Garage
- Integral Workshop
- Reception Hallway
- Office/Study
- Utility Room
- 0.8 Miles To Oxted Mainline Train Station
- EPC Rating B
- Council Tax Band H
- Tandridge District Council

## THE CROFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **5067 SQ FT - 470.77 SQ M**  
 (INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **542 SQ FT - 50.33 SQ M**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **311 SQ FT - 28.89 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>	<b>90</b>	<b>90</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Intrigued?

01883 717272

[Oxted@robertleech.com](mailto:Oxted@robertleech.com)

72 Station Road East  
 Oxted Surrey  
 RH8 0PG

[robertleech.com](http://robertleech.com)



**Robert Leech**

REIGATE OXTED LINGFIELD