Payne&Co.



Little Shepherds cottage Kent Hatch

Freehold

Limpsfield Chart Oxted RH8 0SZ

Price Guide £895,000

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Situation
Situated in a rural setting close to National Trust common land and within one mile of Limpsfield village with its local shops and public house. Oxted town centre is approximately two miles and offers a wider range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. 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
For Sat Nav use Postcode RH8 0SZ

To Be Sold
An intriguing detached home located in a rural area of Limpsfield Chart believed to date from the 1920s now requiring sympathetic modernisation to bring it up to todays expected standards and occupying a large plot of approximately one third of an acre.

Spacious Reception Hallway
Built-in cloaks cupboard, stairs to first floor, French doors leading to garden.

Cloakroom
Low suite w.c, fitted storage cupboard, wash hand basin.

Office
A double aspect room with French doors leading to garden.

Kitchen
Shaker style units comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, base drawers and cupboards, wall mounted cupboards, inset 4 ring gas hob with electric oven below, space for upright fridge/freezer, plumbing available for washing machine, double aspect.

Large Lounge/Dining Room
Spacious and imposing room which is double aspect and has French doors leading to outside.

Stairs to First Floor Landing
Eaves storage cupboard.

Bedroom One
Two eaves storage cupboards and one with wall mounted gas fired central heating boiler, double aspect room with attractive outlook over garden.

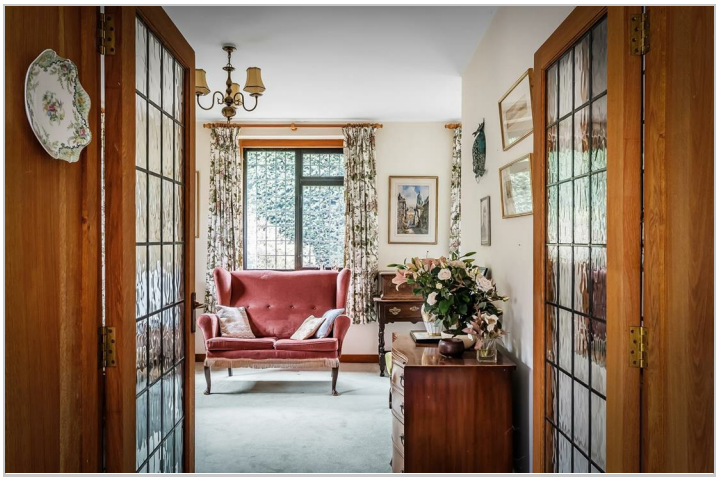
Bedroom Two
Double aspect, large wardrobe cupboard, trap to loft.

Large Bathroom
Corner bath with mixer tap and telephone style hand shower attachment, vanity unit, corner shower cubicle, built-in airing cupboard housing hot water tank.

Outside

Little Shepherds Cottage is approached from a private driveway which leads to a large parking and turning area with an abundance of mature Yew hedges which provides a high degree of seclusion from neighbouring properties. The garden is predominantly in two areas with one small entertaining area to the rear with a raised area of lawn again with mature hedging. The main area of garden is approached from the drive, tiered with two areas of lawn with a number of mature blossom trees and at the far end of the garden there is useful former garage/garden store.

Tandridge District Council Tax Band E









Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft
Garage = 32.9 sq m / 354 sq ft
Total = 187.4 sq m / 2017 sq ft

= Reduced headroom below 1.5m / 5'0

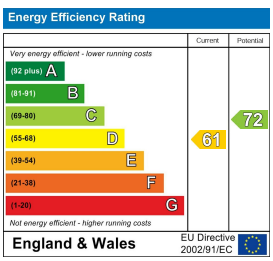


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1284481)
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Viewing

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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