

# Payne&Co.



**45 Granville Road**

**Limpsfield Oxted RH8 0BY**

**£1,030,000**

**Freehold**



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Limpsfield Oxted RH8 0BY

**£1,030,000**



## Situation

Situated on one of Oxted's favoured addresses on the fringe of historic Limpsfield village and with easy access to open countryside, Oxted commuter railway station and local main roads (A25 and M25).

Oxted town centre, two-thirds of a mile away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

## Location/Directions

For SatNav use RH8 0BY

## To Be Sold

An attractive and deceptively spacious semi detached family home located on one of the most sought after addresses in Limpsfield yet within comfortable walking distance of Oxted town centre. The property offers scope to extend (STPP) and benefits from ample driveway parking and a particularly large rear garden extending in all to circa. 185ft.

## Entrance Hall

Stairs to first floor, woodblock flooring, built-in storage cupboard.

## Cloakroom

Quarry tiled floor, low suite w.c, wash hand basin.

## Sitting Room

Front aspect window, woodblock flooring, open fireplace.

## Study (former Garage)

Natural wood flooring, built in cupboards and shelving.

## Dining Room

Woodblock flooring, Bi-fold doors leading to Conservatory.

## Kitchen

Extensive range of bespoke Ash units, comprising of base drawers and cupboards, range of matching wall mounted cupboards and glazed display units, granite worktops, double bowl sink with mixer tap, range cooker with six ring gas hob and electric double oven, integral dishwasher, wall mounted Vaillant boiler, space for American style fridge/freezer and double door to;

## Conservatory

Natural wood flooring with underfloor heating, pitched double glazed roof with hardwood frames, french double doors to outside, internal door to;

## Utility Room

Tiled floor with underfloor heating Plumbing

available for washing machine and space for tumble dryer, door to outside.

### **Stairs to First Floor Landing**

Trap to loft, built-in airing cupboard housing hot water tank.

### **Bedroom One**

Natural wood flooring, range of built-in wardrobe cupboards, outlook over front garden.

### **Bedroom Two**

Natural wood flooring, outlook over rear garden, pedestal wash basin.

### **Bedroom Three**

Laminate flooring, front aspect window, en-suite dressing room/study.

### **Bedroom Four**

Laminate flooring, outlook over rear garden.

### **Family Bathroom**

White suite comprising of enclosed bath with hand shower, pedestal wash basin with mixer tap, low suite w.c, corner shower cubicle chrome

heated ladder towel rail, part tiled walls, Amtico flooring.

### **Outside**

To the front of the property is an integral storage area behind two garage doors. The gravel driveway provides ample parking. Adjacent to this is an area of lawn with flowering shrub borders and hornbeam boundary hedging.

A gated side access leads to the large rear garden which is a particular feature and extends in all to approximately 185ft., landscaped with mature trees and flower borders.

French doors from the conservatory open onto a wide paved patio four terraced steps curve towards a level lawn and a further entertaining area. Beyond a gently sloping lawn leads towards the summerhouse and a large vegetable garden with raised beds and paved areas. A Workshop with power and three further garden sheds provide useful storage.

Council tax band F



## Road Map



## Hybrid Map



## Terrain Map



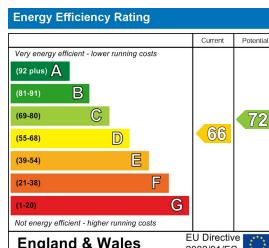
## Floor Plan



## 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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