



Cross Oak Lane | | Redhill | RH1 5RF

Guide Price £750,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £750,000 - £775,000

Situated on impressive grounds in the Cross Oak Lane Conservation Area this three-bedroom, detached property was built circa 1930 by the renowned architect, Blunden Shadbolt.

The interior of this character property benefits from wood beams, bay windows and an impressive fireplace in the dual-aspect living room. Additional rooms include master bedroom with fitted wardrobes, two further good-size bedrooms, one of which has a vaulted ceiling, a welcoming entrance hall, porch, dual-aspect dining room, contemporary kitchen, modern shower room and utility room.

A gated driveway leads to off-street parking for multiple vehicles and two joined garages with a workshop.

The beautiful grounds which surround this impressive property include a summer house and views over countryside.

Salfords Railway Station offers swift and easy access to a variety of destinations including London Bridge, London Victoria, Brighton & Gatwick Airport, while the A23 provides easy access to the South Coast and Gatwick Airport.

Local shops include Sainsbury's Local and additional supermarkets along with further shopping opportunities, restaurants and gyms across Redhill & Crawley.

The local area is renowned for its attractive countryside and miles of good walking and riding country. There is a number of local sports clubs and leisure facilities including the nearby Spa and Gym at Nutfield Priory. There are also a number of golf courses in the local vicinity including Home Park, Lingfield Park and Copthorne Golf Club.

There are a number of schools in the area including The Hawthorns, Copthorne, Caterham, Woldingham Girls, Dunottar and Reigate Grammar School, and Reigate Secondary and St. Bede's Secondary schools.

Pursuant to the Estate Agents Act 1979 we must point out that a relative of an employee of Bond & Sherwill has an interest in the freehold of this property.

Porch



Situated on impressive grounds in the Cross Oak Lane Conservation Area this three-bedroom, detached property was built circa 1930 by the renowned architect, Blunden Shadbolt.

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A gated driveway leads to off-street parking for multiple vehicles and two joined garages with a workshop.



Entrance Hall

The entrance hall includes electric heater and cupboard housing hot water cylinder.

Master Bedroom

The master bedroom is dual-aspect and includes fitted wardrobes, double-glazed leaded-light effect window, double-glazed three-casement leaded-light effect window and electric heater.

Bedroom Two

Bedroom two is dual-aspect and includes double-glazed leaded-light effect feature bay window, double-glazed three-casement leaded-light effect window and electric heater.

Bedroom Three

Bedroom three includes double-glazed two-casement leaded-light effect window, vaulted ceiling and electric heater.

Shower Room

The shower room includes shower area with shower head and wall-fixed controls, low-level W.C, wash-hand basin, two-casement double-glazed opaque window, chrome heated towel rail, extractor fan, tiled floor and tiled walls.

Living Room

The living room is dual-aspect and includes feature fireplace with brick surround, parquet flooring, two electric heaters, double-glazed two casement leaded-light effect window and double-glazed leaded-light effect feature bay window.

Dining Room

The dining room is dual-aspect and includes three double-glazed leaded-light effect windows, three-casement double-glazed leaded-light effect window and wooden flooring.





Kitchen

The kitchen includes base-level units with work surface area, under-mount sink with drainer & stainless-steel mixer tap, four-ring electric hob, oven with extractor hood, electric heater, wooden flooring, double-glazed three-casement leaded-light effect window, cupboard and pantry featuring double-glazed opaque window.

Utility Room

The utility room is dual-aspect and includes base-level units with work surface area, wooden flooring, space for washing machine, space for tumble dryer, space for American-style fridge-freezer, and double-glazed leaded-light effect window.

Garage One

Garage one includes up & over door, three windows and two internal windows.

Workshop

Garage Two

Garage two includes up & over door, three windows and two internal windows.

Grounds

The grounds include a summer house, range of features including a water tap, power points and a gated driveway offering off-street parking.



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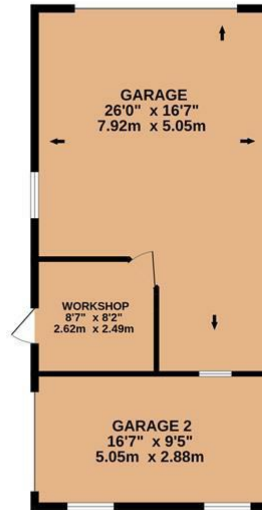
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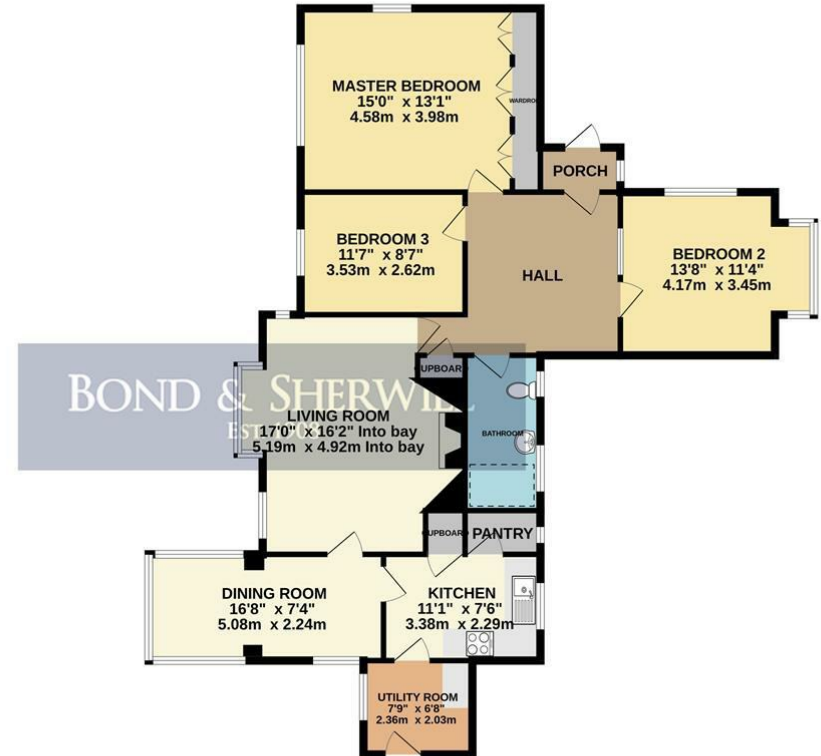




GARAGE
591 sq.ft. (54.9 sq.m.) approx.



GROUND-FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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