

Payne & Co.



Icehouse Wood

Oxted RH8 9DN

£4,950 Per Calendar Month

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Situation

Binefield House is located in a most prestigious address being within comfortable walking distance of mainline station and Oxted town centre is nearby and 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

On the A25 in the direction of Oxted from Godstone, at the traffic lights with Morrisons Supermarket entrance on your left. Take the right hand turning into Woodhurst Lane and after about one mile take the left hand turning into Oast Road and immediately left into Icehouse Wood. After a short distance bear left taking the track, and follow the house sign and the property will be found at the end of the track.

To Be Let

A modern well proportioned detached family home offering spacious accommodation over two floors with attractive and far reaching

southerly views, set on a large plot circa one acre. The property enjoys an open plan kitchen/dining room/family room and is available from mid/end of August.

Entrance hall

leading to:-

Reception hall

Fitted cupboards and stairs leading to second floor

Lounge

French doors leading to patio area

Dining Room

Kitchen/Breakfast Room

Double electric oven, electric hob, breakfast bar, extensive range of cupboards, French doors leading to patio area, door leading to utility area

Downstairs bedroom/study

Fitted wardrobe

Downstairs bathroom

comprising shower, WC and wash basin

Bedroom

Range of fitted wardrobes and door leading to:-

En-Suite

comprising shower, WC and wash basin

Bedroom

Range of fitted wardrobes, door to

Tel: 01883 712261

En-suite

comprising shower, WC and wash basin

Bedroom

Fitted wardrobe

Bedroom**Bedroom****Family Bathroom**

comprising bath, shower, WC and vanity wash basin

Integrated double garage

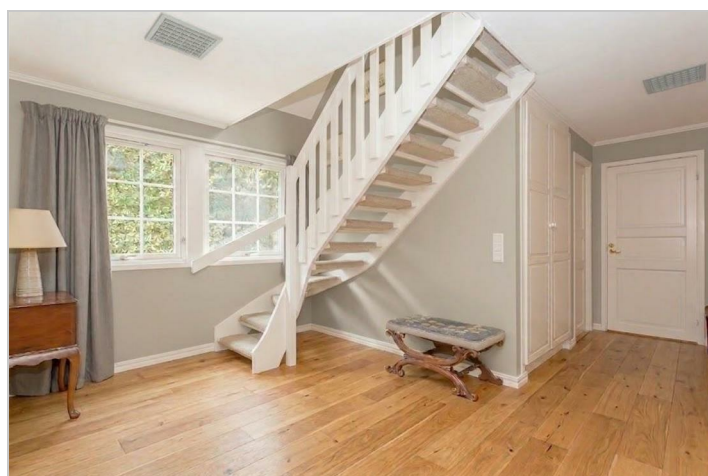
Can be access from the entrance hall

Outside

Extensive and impressive grounds set on a plot circa one acre

Council Tax

Tandridge District Council tax band H



Road Map



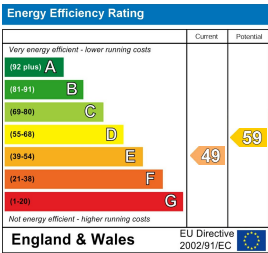
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.