

# Payne & Co.



## Tavy Cleave Woodhurst Park

Freehold

Oxted RH8 9HA

£1,400,000



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## Situation

In a particularly favoured no through road within comfortable walking distance of Oxted town centre offering 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

Turn off the A25 at the viaduct traffic lights into Woodhurst Lane. Continue for several hundred yards and Woodhurst Park is on the right hand side. Tavy Cleave will be found immediately on your left hand side.

## To Be Sold

This unique and well-appointed family home offers generous and versatile accommodation arranged over two floors, complimented by a large, mature and secluded garden (partly wooded) with an overall plot of approximately half an acre. Tave Cleave offers fantastic potential to extend (STPP) and benefits from a particularly large driveway, double garage as well an opportunity to own an area of woodland within close proximity of the town centre. The property is being sold with no onward chain.

## Entrance Porch

A large enclosed entrance porch with tiled flooring provides a welcoming approach, with double doors opening into the main reception hall.

## Reception Hall

An impressive hallway featuring parquet flooring, part wood-panelled walls and stairs rising to the first floor. A built-in airing cupboard houses the water cylinder with useful shelving above.

## Cloakroom

Low-level WC and wash hand basin.

## Shower Room

The spacious walk-in shower includes a hand-held attachment and rain shower, complemented by a heated towel rail, laminate flooring and partially tiled walls.

## Sitting Room

A light and comfortable sitting room featuring a bay window overlooking the front garden.

## Drawing Room

An elegant, double aspect drawing room with arched shelved recess, attractive stone fireplace and half bay window overlooking the front garden. A picture window provides pleasant views across the mature rear gardens, creating a bright an airy living space.

## Dining Room

A generous dining room with bay window to the front with window seat and door leading through to the study with full width storage.

## Study

Well-proportioned study featuring full-width fitted storage cupboards, perfect for home working.

## Kitchen/Breakfast Room

The kitchen is fitted with a range of base and wall units with matching glazed display cabinets, single bowl sink

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with drainer, integrated double oven and four ring gas hob. There is plumbing for a washing machine, space for upright fridge/freezer and laminate flooring throughout. An archway leads to the breakfast area with double glazed sliding doors, while a personal door provides direct access to the rear garden.

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

Spacious landing with built-in storage cupboard and loft access.

### **Principal Bedroom**

A generous double-aspect main bedroom featuring built in wardrobes and eaves storage cupboards.

### **Bedroom Two**

Rear-facing double bedroom enjoying views over the garden, complete with built-in wardrobes, vanity unit and fitted bedroom furniture.

### **Bedroom Three**

Front-facing double bedroom with window seat, built-in wardrobe, vanity unit and fitted bedroom furniture.

### **Cloakroom**

Fitted with a low-level WC and wash hand basin.

### **Outside**

The property is set within a mature and generously proportioned garden and grounds of approximately half an acre, offering a delightful combination of lawned areas, established trees and thoughtfully arranged spaces for outdoor enjoyment. Features include a pond, a stream with adjacent area of woodland and a dedicated vegetable patch, creating a peaceful and picturesque setting ideal for keen gardeners and families alike.

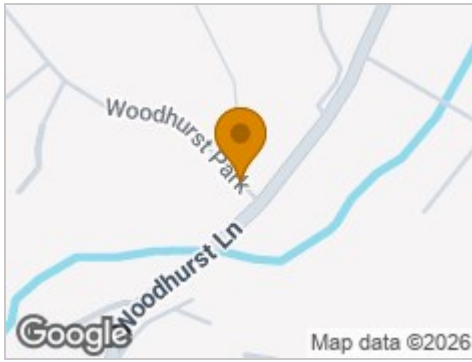
Additional outbuildings include two sheds and a greenhouse, providing excellent storage and gardening facilities.

A double garage benefits from an electric up and over door, power supply and tiled flooring, offering secure parking and further versatility.

### **Tandridge District Council Tax Band G**



## Road Map



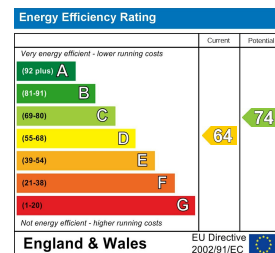
## Floor Plan



## 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



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