

STONE



*Wilderness Road RH8*

Offers over £1,500,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Guide priced at £1,500,000 - £1,600,000

Set along the quietly prestigious Wilderness Road, one of Oxted's most desirable no-through lanes, lined with mature trees and defined by tranquillity, Treetops lives up to its name in every sense. Elevated on a private hilltop plot, this substantial detached family home is cocooned by nature, not overlooked and wrapped in the gentle hush of birdsong and rustling leaves. The winding driveway, bordered by verdant planting, leads to ample off-street parking and a garage, where arrival always feels like retreat.

From its privileged vantage point, Treetops gazes east across the lush Eden Valley. Morning light dances through the tree canopy, flooding the home with warmth and making the most of its neutral, calming interiors. Thoughtfully arranged over three generous levels, the home has been curated for both everyday family life and elegant entertaining.

The heart of the ground floor is the kitchen and breakfast room, a serene space where classic shaker cabinetry in soft tones pairs beautifully with tiled flooring. French doors and expansive windows frame views across the garden, making mornings here a peaceful ritual. Adjacent, both the dining and sitting rooms offer impressive vistas stretching over the treetops and the River Eden beyond, creating the perfect setting for quiet dinners or spirited gatherings.

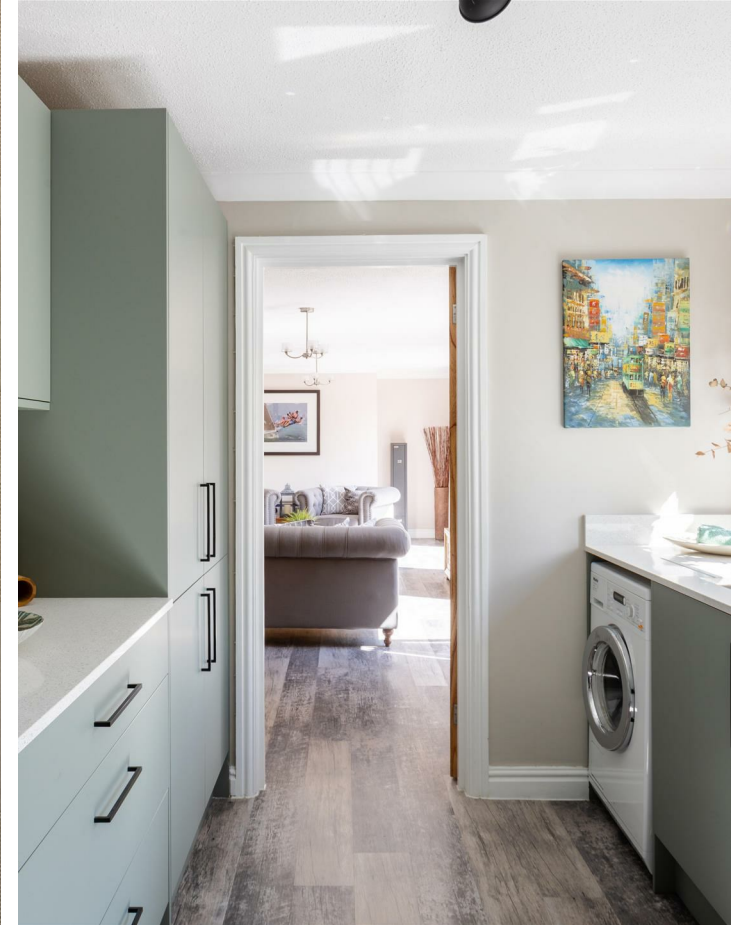


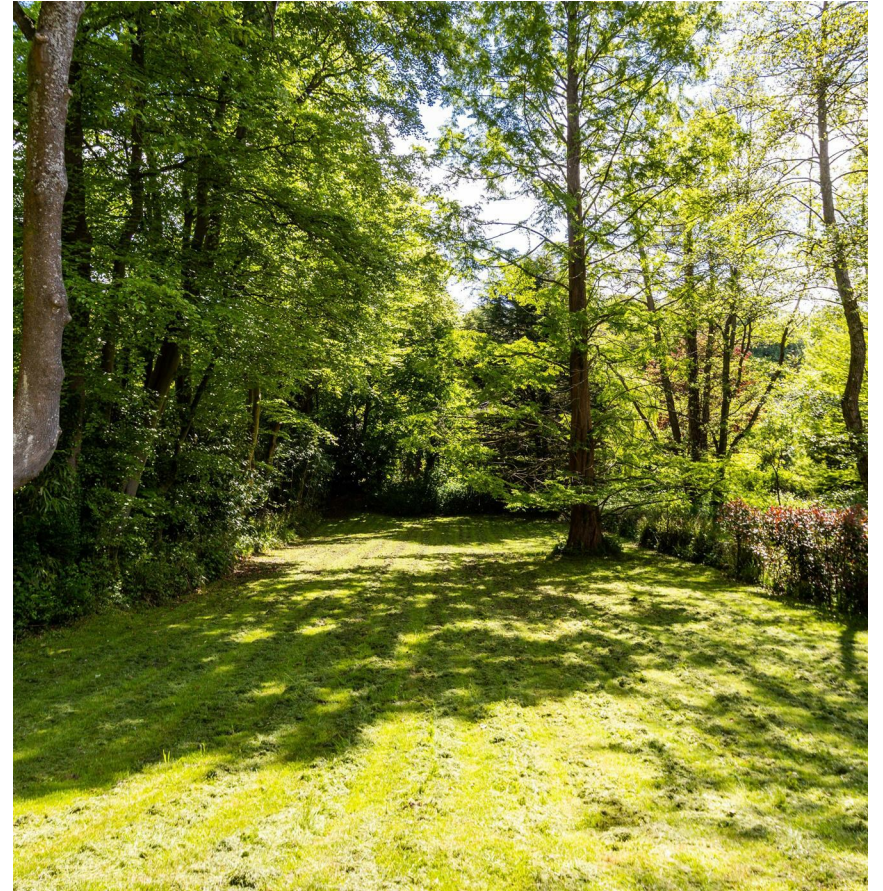
A third reception room, currently used as a playroom, easily transforms into a dedicated study—ideal for remote work or a cosy reading nook. A guest WC completes the entrance level, adding convenience to its charm.

Downstairs, a separate utility room with garden access and its own WC leads to a voluminous family room, where bi-folding doors open wide onto a raised deck, blurring the lines between inside and out. Here, one can entertain against a backdrop of birdsong and tree-filtered sunlight, while children play on the level lawn below. This garden is a rare blend of sun-drenched openness and mature seclusion, offering space, privacy, and a true connection with nature.

Upstairs, the first floor hosts five well-proportioned bedrooms. The principal suite is a sanctuary of calm, with leafy views, a walk-in dressing room, and a luxuriously appointed en-suite. Textured stone tiling, chrome fixtures, a walk-in shower and a separate bath create a spa-like atmosphere. The family bathroom echoes the same level of refinement, complete with sleek cabinetry and stone finishes.









Despite its serene setting, Wilderness Road is exceptionally well-connected. Oxted station a ten minute walk from the property and offers direct, fast trains into London Bridge and London Victoria in around 35-40 minutes. For drivers, the M25 is within easy reach via Junction 6 at Godstone, offering quick access to Gatwick Airport, Heathrow, and the wider national motorway network.

The town of Oxted itself is a delight: an attractive blend of character and convenience. The high street is home to an eclectic mix of independent boutiques, cafés, a popular Everyman cinema, and well-regarded restaurants, alongside essential amenities. There's a welcoming village atmosphere with a touch of London sophistication, perfect for families and professionals alike.

For education, Oxted School, one of Surrey's largest and most respected state schools, is within easy reach, and the prestigious Woldingham School, a leading independent girls' school, is just a short drive away, tucked into its own 700-acre estate of woodland and parkland. Best yet, Hazlewood School offers a bus service that comes to the road.

A network of scenic walking trails and bridleways criss-cross the surrounding countryside, and just beyond your doorstep are the meandering paths through the North Downs, perfect for weekend rambles, dog walks, and exploring the beauty of the local landscape in all seasons.

Neighbouring villages such as Limpsfield, with its charming period architecture and historic church, and Woldingham, perched high on the Downs with sweeping views, offer quaint pubs, welcoming communities, and a glimpse into Surrey's timeless rural heritage.





## The Details

- A secluded property on a quiet no-through road in the heart of Old Oxted
- Perfectly positioned for quiet family life with convenience on your doorstep
- Four versatile receptions, offering living, dining, family and playroom spaces and a charming contemporary kitchen
- Raised decking with verdant views, and a large, private garden surrounded by mature trees on a plot spanning 0.6 acres
- Principal bedroom with garden views, en-suite bathroom and walk-in dressing room
- Five spacious bedrooms and two beautifully designed luxury bathrooms plus two W/C's
- Off road parking on a private driveway and garage
- Guide priced at £1,500,000 – £1,600,000

Size

Approx 2906.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

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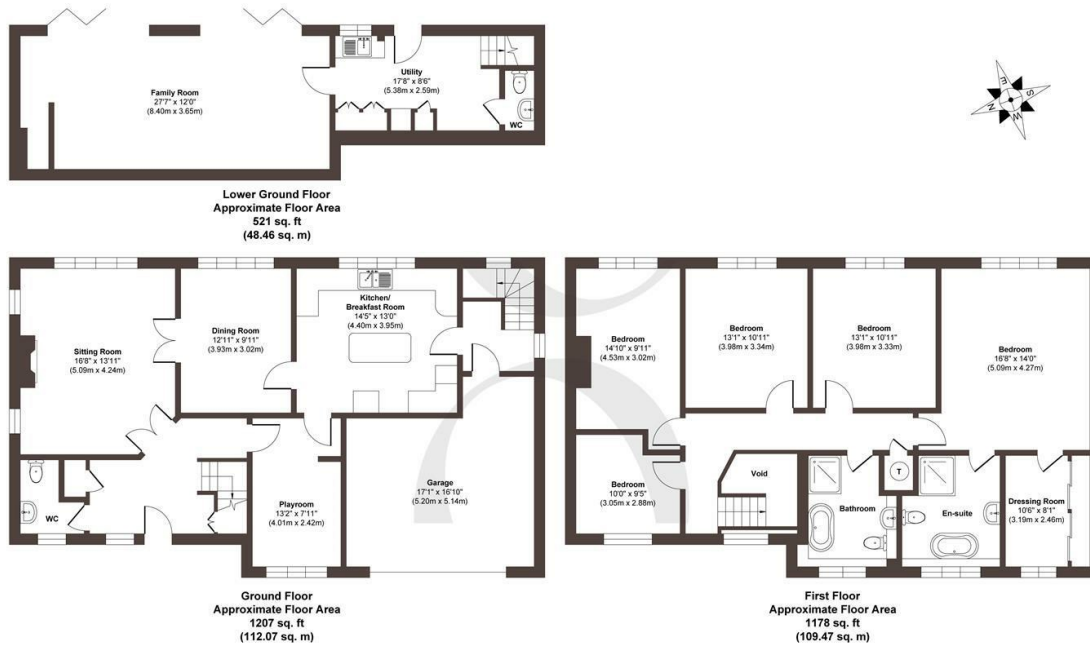


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Produced by Elements Property

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