

# Payne&Co.



**2 Padbrook Close**

Limpsfield RH8 0DQ

**Freehold**

**£1,075,000**



# 2 Padbrook Close

Limpsfield RH8 0DQ

**£1,075,000**



## Situation

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 nearby The Limpsfield Club (racquet sports).

Oxted town centre, circa two-thirds of a mile away, offers a wide range of restaurants, supermarkets, boutique and coffee shops, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 35 minutes.

## Directions

For SatNav use RH8 0DQ. Heading east on the A25 turn in Detillens Lane, continue easterly and after around 350m turn right into Padbrook. Follow this road around to the left and after around 185m Padbrook Close will be found. No 2 is the second property on the left hand side.

## Notable Features

- Built in 1997.
- Quiet cul-de-sac location of just seven detached houses.
- The overall plot is circa 0.12 acre and the rear garden is orientated to a sunny southwest direction.

- The current owners have invested significantly to improve the energy performance of the property so as to reduce their carbon footprint together with reducing power consumption and associated costs.

- This investment has included the installation of a large 18-panel 6.4kW solar array, 13kWh Tesla Powerwall home battery in the garage, air-source heat pump, MyEnergi Zappi car charger and MyEnergi Eddi hot water inverter.

- What this investment has lead to is the running of a four bedroom house including all heating, hot water, home energy (lighting, cooking, washing and drying) together with powering a family sized electric vehicle (circa 7k miles/year) for an average of just over £70 per month. Data can be provided upon request.

- The attractive garden room is equipped with power, heating and internet connection making an ideal work from home space, occasional additional bedroom, cinema room or entertainment space.

- Anyone looking for additional downstairs accommodation could convert part or all of the garage space, or a side extension.

- Subject to gaining the necessary consent, there

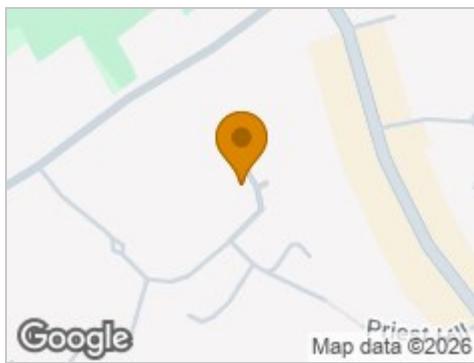
is sufficient roof pitch height to enable the loft space to be converted to additional accommodation.

- The windows and doors were renewed in 2022 to a high specification.
- The thoughtfully planned rear garden benefits from a generously sized sandstone paved patio beyond which a level area of lawn is found with associated pergola and well stocked shrub bed.
- The front garden boasts block paved off road parking for three cars and is the approach to the twin garage doors.
- Positioned in attractive and historic Limpsfield village, close to National Trust woodland and open countryside, yet within easy access of both Oxted commuter railway stations and local main roads (A25 and M25). The local residents enjoy the community owned pub, The Bull, and the village shop.

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



## Road Map



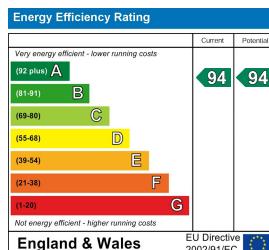
## Floor Plan



## 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



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.