

# Payne & Co.



**Quarry Close**

Oxted RH8 9HG

**£2,250,000**

**Freehold**



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## Situation

Beech Knoll is conveniently located for Oxted town centre and is within a 7 - 8 minute walk to the mainline station with services to East Croydon and London (40 minutes). 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 from the direction of Godstone, at the junction with Morrisons supermarket entrance on the left, turn right into Woodhurst Lane passing Woodland Rise your left and take the next turning on your left into Quarry Road. Continue up Quarry Road taking the first turning on your left into Quarry Close and Beech Knoll will be found at the far end of this cul-de-sac.

## To Be Sold

A most imposing and extremely well appointed family home of circa 4700 sq.ft situated at the end of a private cul-de-sac. The property has been extended and re-modelled in recent years and now offers bright and versatile accommodation over four floors.

## Notable Features

Accommodation over 4 floors  
Mature rear garden of approximately 150ft (45m) together with swimming pool  
Total accommodation circa 4700 sq.ft (438 sq.m)  
Open plan kitchen/family room is a particular feature with walnut kitchen doors, twin bi-folding doors leading to patio and overlooking rear garden.  
Further features include oak staircase, handmade sash windows, internal walnut doors, limestone terrace, solar panels.

## Ground Floor Accommodation

Open plan kitchen/breakfast room/ family room  
Utility Room  
Cloakroom  
Dining Room  
Drawing Room  
Study  
Playroom

## First Floor

Principal bedroom with en-suite bathroom and dressing area  
Bedroom 2 with en-suite bathroom and dressing area  
Bedroom 3 with en-suite bathroom  
2 Further bedrooms  
Family Bathroom

## Second Floor

Large games room.

## Outside

Electric Gated Entrance

Double garage

Ample Parking

Good size and mature rear garden incorporating  
full width entertaining limestone terrace

Swimming Pool

**Tandridge District Council Tax Band G**



