



3 Bedrooms | 1 Bathroom | 1 Reception Room  
Sherwood Oaks | Frensham Road | Kenley | CR8 5NS  
**Offers over £525,000**

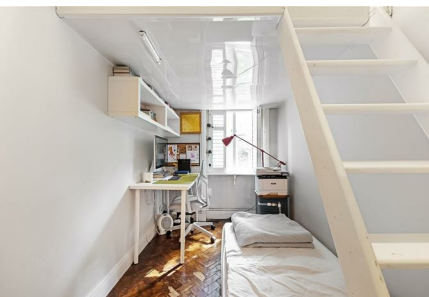
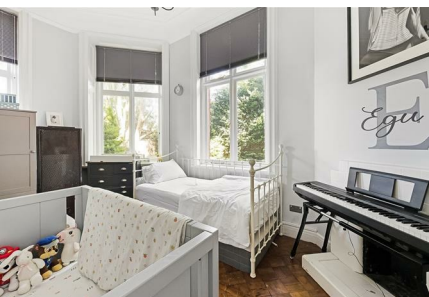
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Sherwood Oaks | Frensham Road |  
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Offers over £525,000

- Extraordinary ground floor apartment set in the period building of Sherwood Oaks, built in 1881
- Direct access to communal gardens with a real feel of privacy
- Breathtaking reception room that was previously the 'Grand Ballroom', with original ornate Victorian cornicing, Corinthian pilasters and sweeping bow windows
- An abundance of original character throughout, including parquet flooring, period marble fireplace, deep Victorian skirting boards and stunning high ceilings
- Separate kitchen with space for all of the appliances
- Three bedrooms with a bonus mezzanine space that could be used as a fourth bedroom
- Off road parking and cellar store space
- Perfect location for great schools, within walking distance to Kenley train station and picturesque walks



Never-seen-before, breathtaking original character. The perfect family home, down-size or first time buy, being perfectly located for all the amenities and ready to move in condition!



## Ground Floor

### Entrance Hall

### Reception Room/Dining Room

23'3 x 16'8 (7.09m x 5.08m)

### Kitchen

12'2 x 7'4 (3.71m x 2.24m)

### Bedroom

15'8 x 11'6 (4.78m x 3.51m)

### Bedroom

16'3 x 8'9 (4.95m x 2.67m)

### Bedroom

12'2 x 6'2 (3.71m x 1.88m)

### Mezzanine

6'7 x 6'2 (2.01m x 1.88m)

### Bathroom

### Outside

### Direct Access To Communal Gardens

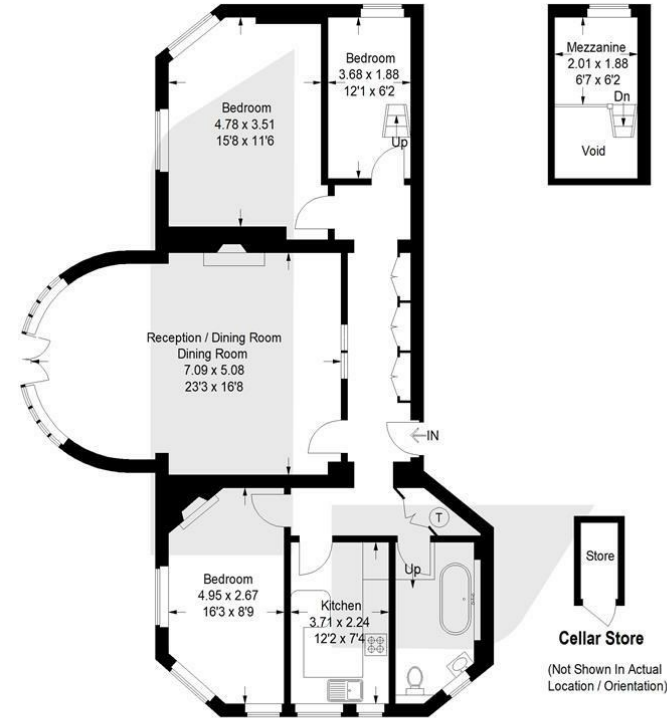
### Off Road Parking

### Cellar Store



## Sherwood Oaks, CR8

Approximate Gross Internal Area (Excluding Void)  
 107.7 sq m / 1159 sq ft  
 Cellar Store = 1.4 sq m / 15 sq ft  
 Total 109.1 sq m / 1174 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1314922)

EPC Rating: E

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