

STONE



Jackass Lane RH8

£1,775,000

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

————— *The Stone Family*



Along a gently winding country lane, where hedgerows thicken and the landscape begins to roll, this handsome farmhouse sits quietly behind the historic heart of Old Oxted. Sat behind a hedged border, this house reveals itself gradually. Dating back to the mid-19th century, the original farmhouse and its adjoining dairy were once an integral part of the rural Tandridge landscape. Expertly and sympathetically converted 26 years ago, the house has since been cherished by one family, evolving gently over time into the beautifully resolved home it is today.

The redevelopment was carried out with great sensitivity, enhancing the original farmhouse. Part of the former dairy was thoughtfully absorbed into the main house, creating a beautifully proportioned dual-aspect living room and an elegant principal suite, effortlessly expanding the original footprint. The result is a home that feels generous, cohesive and layered.

Externally, original red brickwork merges seamlessly with newer additions, making the transition between old and new almost imperceptible. Georgian-inspired casement windows recur throughout, flooding the interiors with natural light and framing far-reaching views across open countryside and towards the Downs, lending the house a constant connection to its surroundings.





Inside, a welcoming entrance hall unfolds, thoughtfully reimagined from what was once intended as a dining room, with bespoke shelving providing form and function in equal measure. Throughout the house, a palette of calming, sophisticated tones are balanced, layered with high-end finishes and timeless design choices inspired by traditional British, Shaker-style and rustic influences. Materials have been carefully selected for durability and longevity, ensuring the house is as practical as it is beautiful.

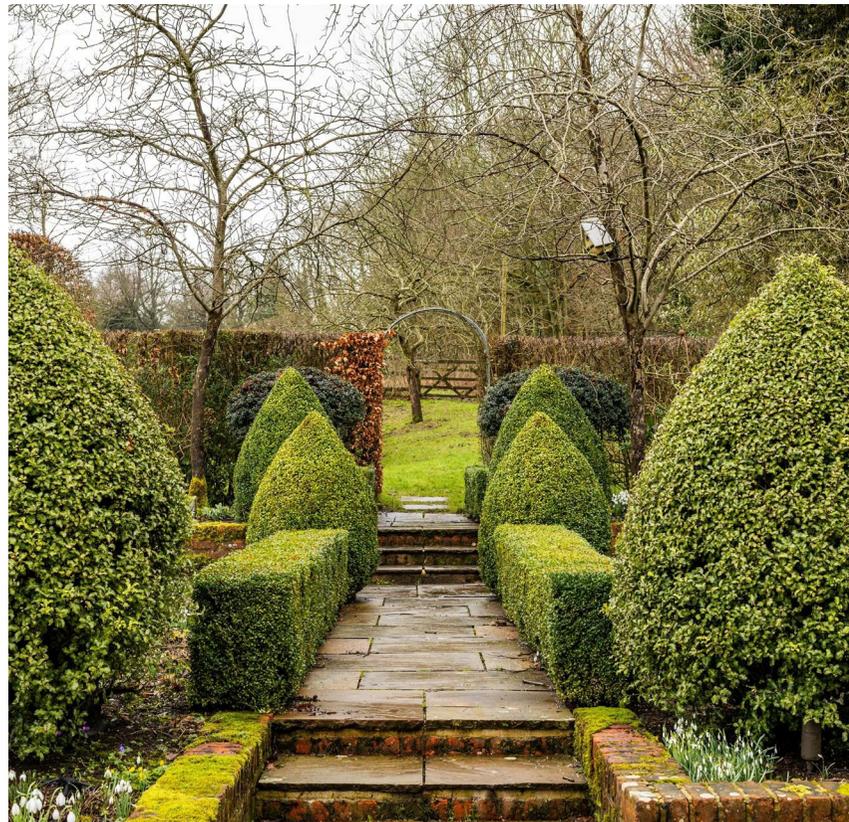
The heart of the home is undoubtedly the beautifully realised kitchen extension, delivering that most coveted of modern luxuries: open plan living that feels entirely at ease within a period setting. Designed as though it has always belonged, with Shaker cabinetry in soft white and green tones, open shelving, a generous breakfast bar and discreet pantry-style units concealing a large fridge and freezer. The space is filled with natural light, with dual-aspect doors opening onto the garden and windows carefully positioned to frame architectural views of the landscape beyond.

The house offers a series of inviting reception spaces. A formal sitting room sits within part of the former dairy, generous in scale and rich in character, while a cosy snug provides the perfect evening refuge. With views across the fields opposite, a Victorian-inspired fireplace and beautifully crafted bespoke joinery, it is a space made for flickering firelight and unhurried evenings.

Upstairs, tall ceilings enhance the first floor. Five double bedrooms offer flexibility and comfort, each room enjoying far-reaching rural views. The principal suite is a true haven: positioned in a quiet corner of the property, with built-in storage and a well-appointed en-suite bathroom. A second bedroom also benefits from its own recently refitted en-suite, while the main family bathroom is beautifully finished with tongue-and-groove detailing and polished chrome hardware, striking a perfect balance between classic and contemporary.







Outside, the grounds are nothing short of enchanting. Unfolding across approximately four acres and offering multi-faceted zones. The house opens onto a beautifully landscaped garden. An expansive sweep of lawn edged with playful and imaginative topiary, and open rural field beyond, all set against far-reaching views towards the Downs.

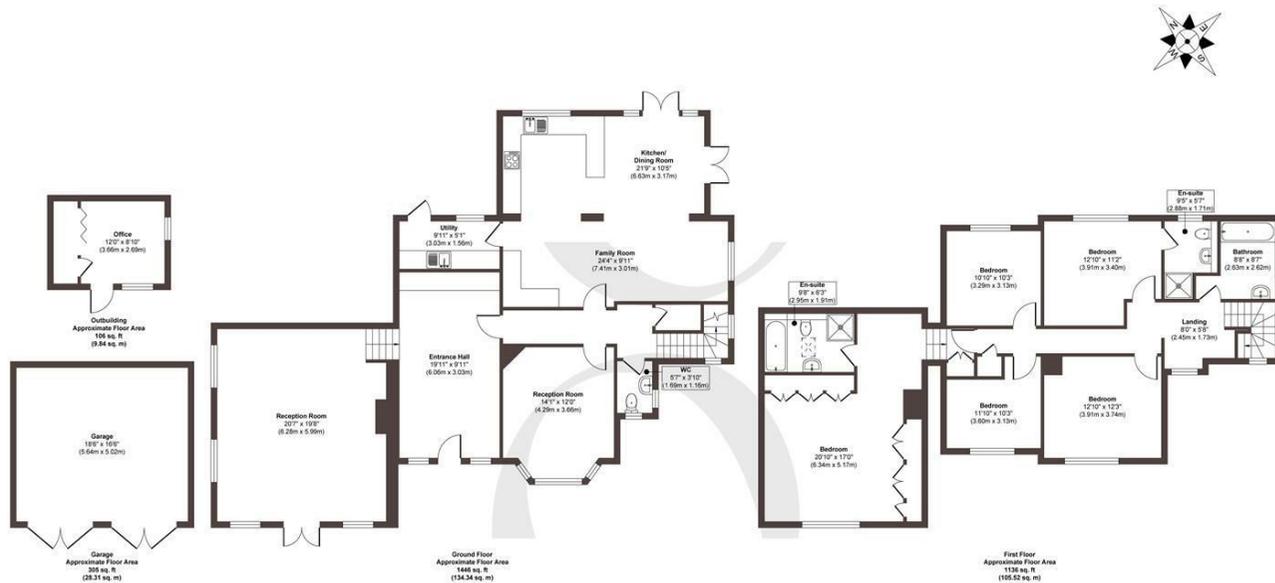
Lovingly designed and professionally landscaped, the garden was featured in *Period Living* magazine in 2023 and is cleverly zoned to make the most of the changing light throughout the day. Colourful, abundant planting weaves through areas of strong architectural structure, ensuring year-round interest and a sense of maturity that belies the garden's age. Thoughtfully positioned stone benches and timber seating areas invite lingering – whether to enjoy the soft morning sun, seek shade on warm afternoons, or entertain against a backdrop of open countryside.

Yet for all its rural tranquillity, this location offers the very best of both worlds, less than a five minute drive from the amenities of Oxted. The family friendly Barley Mow pub is within walking distance, while the A25 and M25 are close at hand, providing swift connections to neighbouring towns, London and the coast. The town itself is well regarded for its outstanding schools, train links, independent restaurants, and a pleasing mix of familiar coffee shops and everyday conveniences.









Approx. Gross Internal Floor Area 2993 sq. ft / 278.01 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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The Details

- Sympathetic restoration enhancing an original Farmhouse and its dairy. Cherished by one family for over 25 years, offered to the market for the first time
- Approximately four acres of grounds including garden-designed courtyards, lawn and an open field
- Classic heritage inspired interiors, with a contemporary kitchen and refitted bathrooms
- Charming facade, with red brick and an impressive dormer porch framing a traditional front door.
- Designed for modern living, with ample storage, a utility room and downstairs WC
- Unique semi-rural location, surrounded by rolling countryside, yet within 5 minutes of Oxted
- Oxted train station provides services to London in 40 minutes
- Within proximity of the area's Outstanding schools
- Off road parking

Size

Approx 2,993.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's Talk

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