



Ridlands Cottage, Ridlands Lane, Oxted - RH8 0TU

Guide Price £1,100,000

FINE & COUNTRY





Ridlands Cottage Ridlands Lane

Oxted

Nestled within a wonderfully tranquil and leafy setting on the fringes of the Surrey Hills, Ridlands Cottage is a charming and characterful country home offering an exceptional blend of privacy, period appeal and lifestyle convenience. Tucked away in an idyllic semi-rural position, this delightful cottage enjoys beautifully established surroundings whilst remaining within easy reach of Oxted's vibrant town centre and excellent transport connections into London. Offered for sale now requiring upgrading and modernisation, with planning permission previously granted to create the perfect family forever residence.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





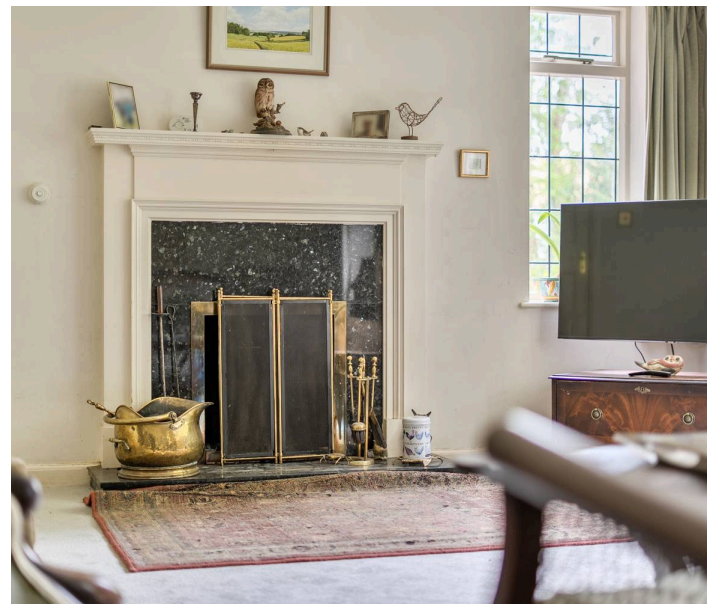
Ridlands Cottage Ridlands Lane

Oxted, Surrey

Approached via a private driveway, the property immediately exudes warmth and charm, with its attractive elevations and picturesque setting creating an enchanting first impression. Internally, the accommodation comprises of an entrance hall with wc, study, formal lounge with original fireplace, formal dining room, garden room and split level kitchen/breakfast room, along with various stores and a utility room, all retaining a wealth of character features complemented by an abundance of natural light and delightful garden outlooks throughout. Rising to the first floor, 5 bedrooms and two bathrooms. Planning permission was previously granted for a two storey extension. A copy of these drawings are available for inspection.

The gardens and grounds are a true highlight – mature, secluded and wonderfully peaceful, creating an atmosphere more akin to a countryside retreat than a home within such convenient reach of London. Expanses of lawn, established planting and sheltered seating areas provide the perfect backdrop for outdoor entertaining and quiet enjoyment alike. There is a disused swimming pool, orchard and breathtaking views beyond to open fields with sheep and wildlife.

Ridlands Cottage occupies a highly desirable position close to the historic market town of Oxted, renowned for its excellent selection of independent boutiques, cafés, restaurants and leisure facilities.



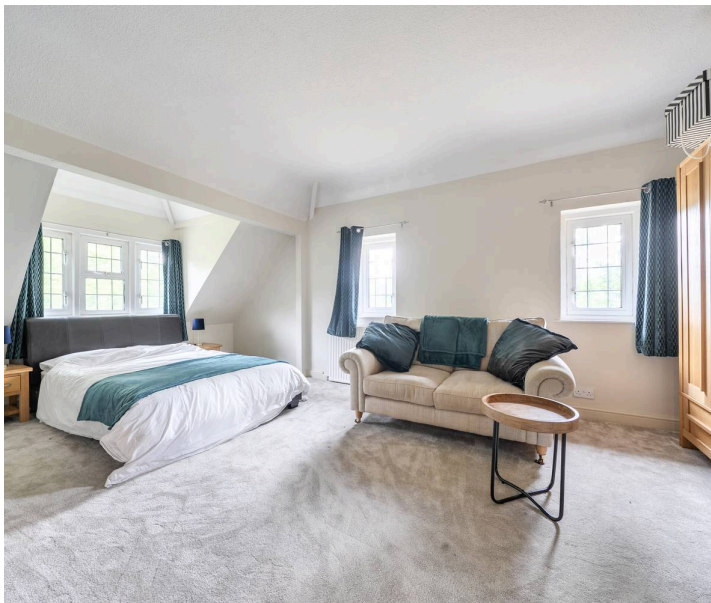


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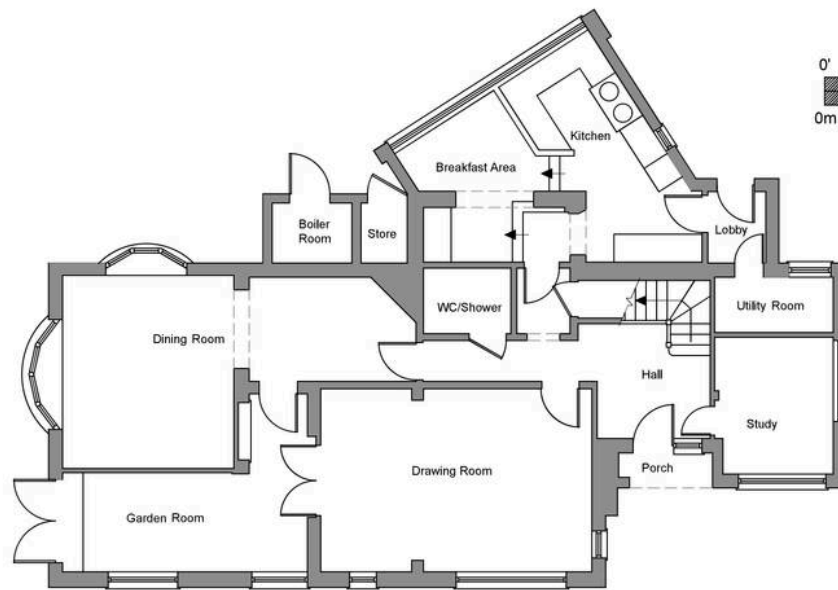
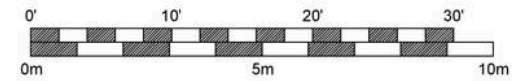
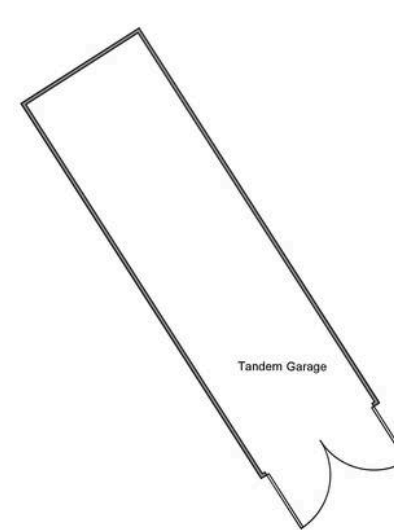
Oxted, Surrey

The area is particularly well regarded for its access to beautiful open countryside, including nearby National Trust land and scenic walks across the Surrey Hills Area of Outstanding Natural Beauty. For commuters, Oxted station provides regular direct rail services into London Bridge and Victoria, making the property ideally placed for those seeking a refined country lifestyle without compromising connectivity. Excellent schooling in both the state and private sectors further enhances the area's enduring appeal.

Oxted Town Centre is an affluent town, situated south of the North Downs near to the Kent borders. The vibrant town centre has an abundance of shops and boutiques, pubs, wine bars and restaurants to cater for every need, as well as some of the large retailers to include Morrison, Waitrose and Sainsbury's. Further facilities to include a cinema, theatre, leisure centre with swimming pool, library and health centre. For family needs, there is an excellent selection of schools within the vicinity for both state and private. Oxted Station has direct links to London and Junction 6 of the M25 is situated to the north of Godstone providing quick and easy access to the orbital network. Leisure facilities to include squash, tennis and badminton are provided at the nearby Limpsfield Club and golf at Limpsfield Common.







Address: Ridlands Cottage Ridlands Lane Limpsfield Chart RH8 0TU	
Drawing: Floor plans	
Scale: 1:100	Paper size: A3
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