



## Meldrum Close, Oxted

Guide Price £1,199,000 - £1,250,000



**MANSELL  
McTAGGART**  
— Trusted since 1947 —



A beautifully presented, Grade II Listed 5/6 bedroom family home, occupying a stunning third of an acre plot, tucked away within a peaceful no-through road just a short walk from Hurst Green mainline station, offering regular direct services into London. Dating back to Tudor times, this remarkable period home has been sympathetically and extensively renovated by the current owners, offering a wealth of charm, original character features and architectural significance throughout yet blended with modern and convenient features, to suite the modern family. The home is located in the highly convenient yet semi-rural setting on the outskirts of Oxted, one of Surrey's most sought-after locations. Oxted town centre is within close proximity and offers an excellent selection of independent boutiques, cafés, restaurants and everyday amenities, in addition to being close to highly regarded state and independent schools. Surrounding is the picturesque countryside and Surrey Hills providing exceptional opportunities for walking, cycling and outdoor pursuits, whilst maintaining excellent transport links to London and the wider South East.

The spacious and versatile accommodation extends across two floors and is centred around a bright and spacious sitting room, where a striking inglenook fireplace with log-burning stove creates a wonderful focal point and an inviting atmosphere. Adjoining, you have a snug and a separate study, ideal for home working or family use, whilst versatile in its use, potentially being dressed as a downstairs bedroom with the accompanying downstairs shower room. The well-proportioned kitchen/breakfast room forms the heart of the home, providing an excellent space for everyday living and entertaining, whilst a separate utility room and additional ground floor facilities enhance practicality.



Upstairs, the first-floor accommodation offers a generous selection of 5 bedrooms, providing flexibility for growing families, guests or multi-generational living. Well-appointed bath and shower facilities serve the bedrooms, with the adaptable layout ensuring the home can easily cater to a variety of lifestyle requirements.

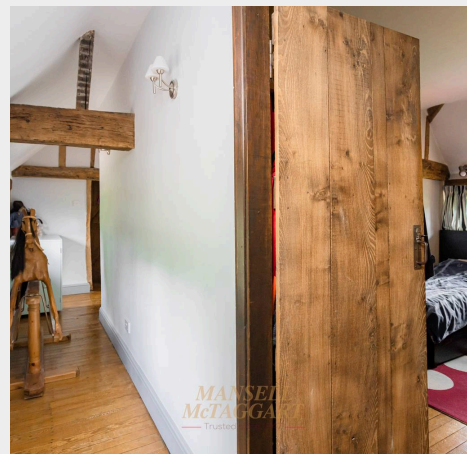
Outside, the property enjoys beautifully established gardens that wrap around the house, creating a wonderful sense of privacy and offering extensive space for outdoor entertaining, children's play and gardening enthusiasts alike. The generous plot is complemented by a detached double garage with adjoining store, ample off-road parking and the rare benefit of vehicular access to the rear garden.

An outstanding period home of immense character, occupying a substantial plot in a highly desirable location, offering the perfect balance of heritage, space, privacy and connectivity. For more information or to arrange a visit, please contact Mansell McTaggart on 01293 228228.

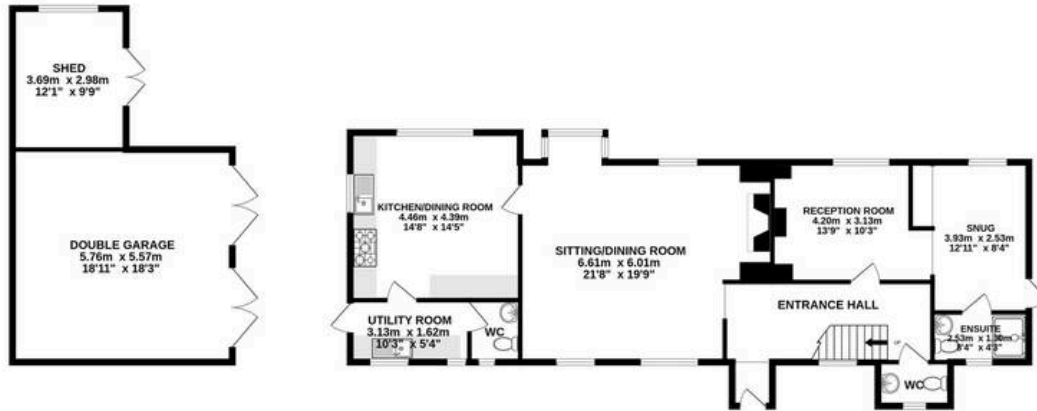
**Agents Note:-**

Planning permission has been approved to build a brick built double garage and store. Work has started with foundations and base having been completed and approved, so work can continue without further permission. Previous permission for a conservatory from the kitchen was granted, however has lapsed.

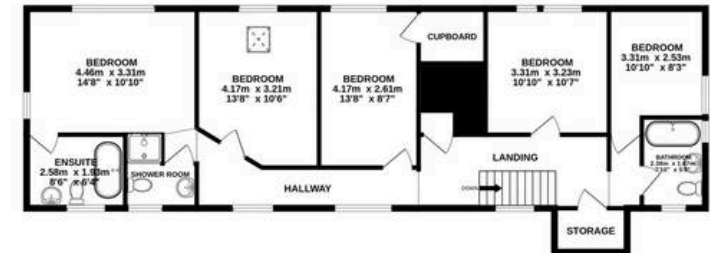
Council Tax Band 'G' and EPC 'tbc'



GROUND FLOOR  
142.2 sq.m. (1530 sq.ft.) approx.



1ST FLOOR  
93.0 sq.m. (1001 sq.ft.) approx.



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TOTAL FLOOR AREA: 235.2 sq.m. (2531 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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