



**7 Tanhouse Road
Oxted, RH8 9PE**

Freehold

A most attractive and characterful cottage located in a wonderful semi rural position which now offers great potential to modernise to a buyer's own taste as well as an opportunity extend, subject to the necessary consents. The property enjoys a south facing garden and has views over neighbouring fields and is being sold with no onward chain.

£500,000

7 Tanhouse Road

, Oxted, RH8 9PE



Situation

Located in a semi rural location with farmland views to the front yet within a ten minute walk of Hurst Green commuter railway station with frequent train service to London Bridge and London Victoria taking around 40 minutes. The Haycutter country pub and restaurant is found 200m away offering a warm friendly greeting and good food.

Oxted town centre is approximately one mile away and offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports).

For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Crossing, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

Approaching Oxted on the A25 from Godstone, remain on the A25 until you reach the main traffic lights (Morrison supermarket entrance on the left).

At these traffic lights turn right into Woodhurst Lane and proceed in a southerly direction for around 0.85 miles before turning left into Tanhouse Road. Proceed along Tanhouse Road and the property will be found after around on the left hand side.

To Be Sold

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Enclosed Entrance Porch

Hallway

Stairs to first floor, low level cupboard under stairs, wall light points.

Living Room

Feature open fireplace with marble surround and hearth, fitted bookshelves, low level cupboards.

Kitchen

Range of fitted worktops, eye and base level cupboards, freestanding cooker and fridge/freezer, part tiled walls.

Conservatory

Double doors to garden.

Utility Cupboard/ WC

Bosch washing machine, wall shelves, electric light.

First Floor Landing

Large trap to loft with extending loft ladder, part boarded with electric light, wall mounted Potterton gas fired boiler.

Bedroom

Large built-in wardrobe cupboard over stairs, partial views.

Bedroom

Farmland views.

Large Bathroom

Enclosed bath with Aqualisa wall mounted shower, shower screen, low suite w.c, wash hand basin, tiled floor, fitted airing cupboard with hot tank and immersion heater.

Outside

Off road parking to front for two vehicles.

South facing rear garden predominantly laid to lawn with mature boundary hedging, bordered to the rear by a stream. Two brick built storage cupboards/sheds.

Tandridge District Council Tax Band D



Directions



Floor Plan



TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	