Payne&Co.



60 Stoneleigh Road

Limpsfield Chart Oxted RH8 0TW

Freehold

£675,000

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Situation
In a superb location direclty next to the National Trust commonland and the local cricket pitch, in this sort after village. Limpsfield Chart offers a public house (The Carpenter's Arms - Westerham Brewery) and church and has a junior school and shop in Limpsfield Village just over one mile away. Oxted centre offering a wider range of facilities including station with regular commuter services to Croydon and London is just over 2 miles away and access to the M25 motorway (junction 6) is just over 5 miles distant.

Location
Use RH8 0TW for sat nav.

To Be Sold
Situated in a most desirable and rural village location, this three-bedroom detached home offers excellent potential to extend (STPC) and modernise. Furthermore the property is being sold with NO ONWARD CHAIN

Entrance Hall

Lounge/Dining Room
A versatile reception space featuring parquet flooring and an attractive brick-built fireplace. The room flows seamlessly into a triple-aspect dining area, offering space for both dining and additional seating. A serving hatch provides a connection to the kitchen, while patio doors open directly onto the rear garden, creating an ideal space for both families and entertaining.

Kitchen
Rear-facing kitchen fitted with a range of wall and base units, incorporating a sink with two drainers, larder cupboard, and space for a cooker, fridge/freezer, and washing machine. Serving hatch to the dining area and door to the rear garden

Cloakroom
Front aspect room with low level W/C and hand wash basin.

First Floor Landing
Naturally lit landing overlooking the side of the property, with access to the airing cupboard, loft hatch, and doors to all first-floor rooms

Bedroom One
Double bedroom with views to the front of the property.

Bedroom Two
Double bedroom, with built in cupboards and views to the rear of the property.

Bedroom Three
Single bedroom with built in cupboards and views to the side of the property.

Bathroom
Over looking the rear of the property, fitted with a panelled bath and overhead shower, wash hand basin, low-level W/C.

Outside

To the front is a lawned garden and driveway providing off-road parking for two vehicles, leading to the garage and covered entrance porch.

The mature rear garden is enclosed and mainly laid to lawn, with a brick-paved seating area, personal door to the garage, and gated side access.

Garage

Single garage, with up and over door and lighting.

Tandridge Council Tax Band F





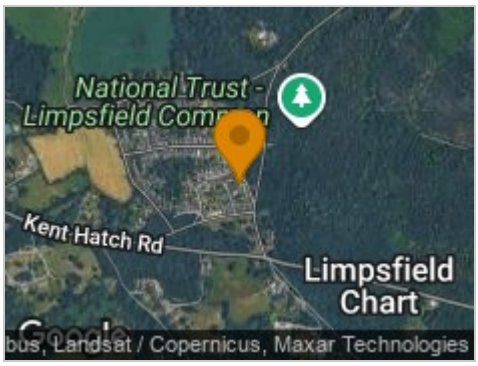




Road Map



Hybrid Map



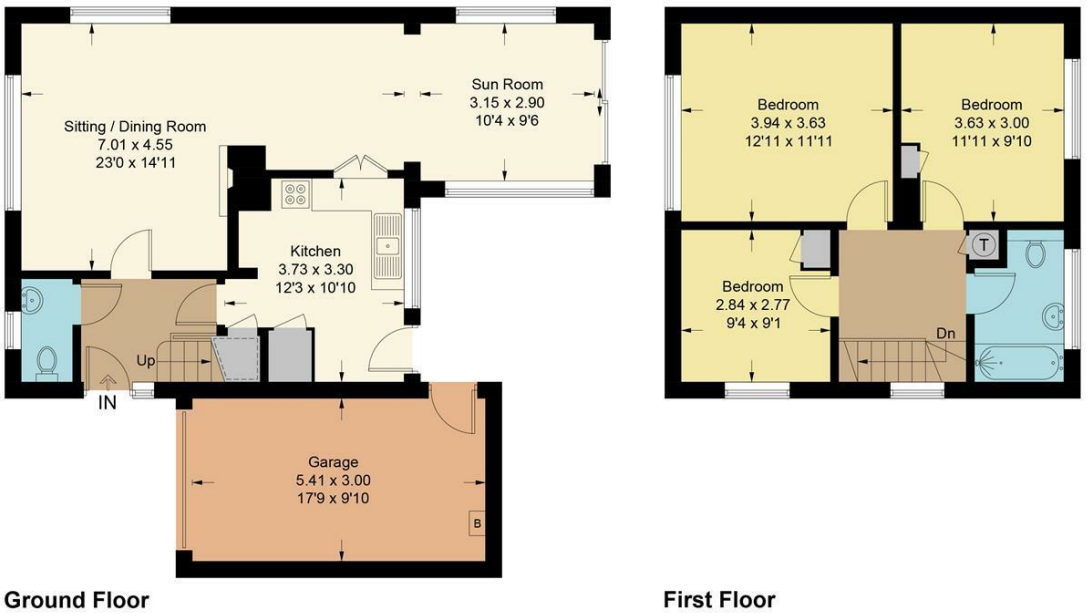
Terrain Map



Floor Plan

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 120.1 sq m / 1292 sq ft

= Reduced headroom below 1.5m / 5'0

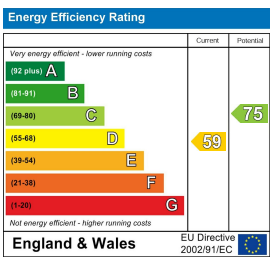


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1329658)
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Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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