

# Payne & Co.



**36 Tippett Lane**

**Hurst Green Oxted RH8 9BP**

**Freehold**

**£675,000**



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## Situation

Located in a development established in 2015, within walking distance of local shop and Hurst Green mainline railway station. Oxted is nearby and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

## Location

Approaching Oxted on the A25 from Godstone at the viaduct traffic lights (Morrisons supermarket on the left hand side) turn right in Woodhurst Lane. Proceed in a southerly direction ignoring all left and right turnings. At the village green mini roundabout proceed straight across, up the hill and, after passing Barnfield Way on the left hand side, Tippett Lane will be found after a short distance on the left.

## To Be Sold

An attractive 4 bed detached house with benefits including a lovely open plan kitchen/family room great for entertaining, two ensuites, off road parking, garage and fitted solar panels with battery storage and an electric vehicle charging point. The property is situated less than a mile from Hurst Green commuter railway station from where frequent London bound trains take around 40 minutes.

## Entrance Hallway

Finished with Karndean flooring extending throughout the majority of the ground floor, the entrance hall

features a staircase rising to the first-floor landing, with doors leading to the principal ground floor accommodation.

## Kitchen/Dining/Family Room

A well designed open-plan kitchen area comprising a comprehensive range of wall, base and open shelving units, complemented by a 1.5 bowl under-mounted ceramic sink and a full-length pull-out larder. The kitchen is fully equipped with integrated AEG appliances, including an under-counter oven, eye-level oven, microwave, induction hob with extractor over, and dishwasher. There is also space for an American-style fridge/freezer.

A central island provides additional preparation space and doubles as a breakfast bar. The room is generously designed to accommodate a dining table and chairs, as well as a comfortable seating area featuring an attractive fireplace surround.

Further benefits include an understairs storage cupboard and bi-fold doors opening directly onto the rear garden.

## Utility/Boot Room

Overlooking the front of the property, the aptly named 'bootility' room comprises a range of fitted wall and base units with wooden work surfaces and an under-mounted Belfast sink. There is an integrated washer/dryer, along with additional space for a further appliance or practical use such as a dog area.

The room also serves as a useful cloakroom for outdoor wear.

## Cloakroom

With a front aspect, the cloakroom comprises of low level W/C and hand wash basin with tiled flooring.

Tel: 01883 712261

### **First Floor Landing**

Stairs from the first floor landing lead to the second floor and doors to:

### **Sitting Room**

Bright, spacious room with picture windows to the front of the property.

### **Bedroom Three**

Double bedroom with views to the rear of the property.

### **Bedroom Four**

Single bedroom with views to the rear of the property.

### **Bathroom**

With views to the side of the property, the bathroom comprises a panelled bath with an over-bath electric shower, low level W/C and hand wash basin, complemented by tiled flooring.

### **Second Floor Landing**

Doors to:

### **Bedroom One**

Double bedroom with picture windows to the rear of the property and door leading to the en-suite shower room

### **Bedroom One En-Suite**

Walk in shower, hand wash basin and low level W/C.

### **Bedroom Two**

Double bedroom with views to the front of the property and door leading to the en-suite shower room.

### **Bedroom Two En-Suite**

Walk in shower, hand wash basin and low level W/C.

### **Garage**

Single garage with pitched roof, allowing for extra storage and access to the rear garden. The boiler and solar batteries are situated here.

### **Tandridge Council Tax G**

### **Outside**

To the front of the property, there is a paved driveway providing off-street parking for one vehicle, alongside a small garden area and pathway leading to the front entrance.

To the rear, the property benefits from an attractive enclosed garden, mainly laid to lawn with a patio seating area and well-stocked flower beds. A pergola provides an additional feature, and there is access to the garage as well as a gate to the rear access.

The property further benefits from fitted solar panels and an electric vehicle charging point.



## Road Map



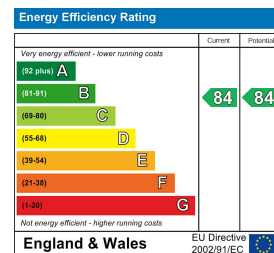
## Floor Plan



## 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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