

# Payne & Co.



## 5 Westerham Road

Oxted, RH8 0EP

AVAILABLE IMMEDIATELY - A most attractive cottage ideally positioned within easy walking distance of the town centre and mainline station. The property is very well presented and has newly fitted double glazed windows and enjoys an attractive garden.

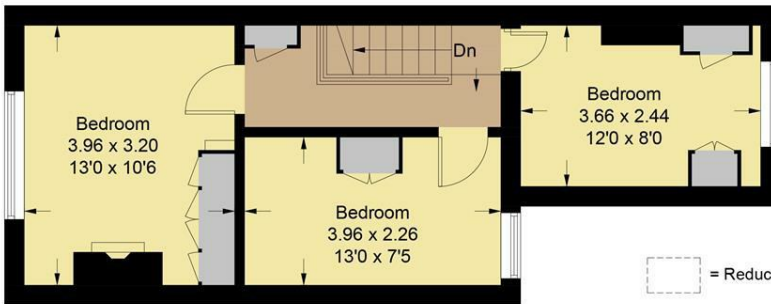
**£2,300 Per Calendar Month**



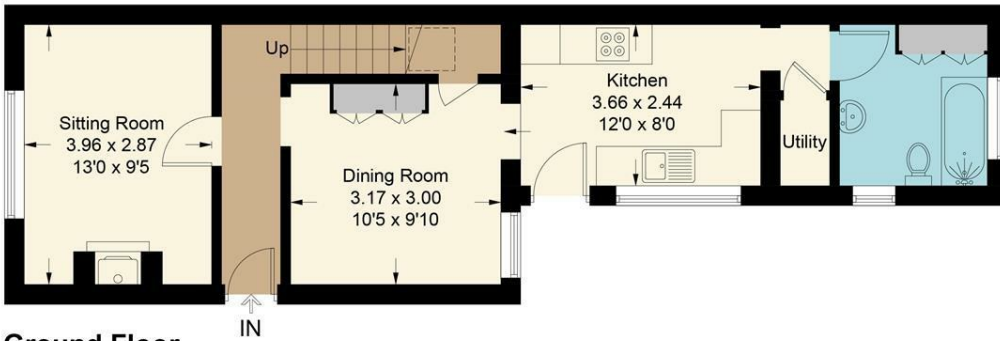


# Floor Plan

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft



**First Floor**



**Ground Floor**

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. (ID1271851)  
 www.bagshawandhardy.com © 2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Station Road West, Oxted, Surrey, RH8 9EG  
 Tel: 01883 712261 Email: admin@payneandco.com <https://www.payneandco.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	