

# Payne & Co.



## 5 Westerham Road

Oxted, RH8 0EP

A most attractive cottage ideally positioned within easy walking distance of the town centre and mainline station benefiting from a particularly large garden with the overall plot extending in all to approximately 0.25 acre. The property is available for rent from July.

**£2,500 Per Calendar Month**

# 5 Westerham Road

Limpsfield, Oxted, RH8 OEP



## Situation

5 Westerham Road is in an extremely convenient location and is within easy walking distance of Oxted town centre offering a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Both private and state junior schools together with Oxted School are present within the area. 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/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the junction with the A25 turn left. At the traffic lights proceed straight over, up the hill passing Snatts Hill on your left and the property will then be found after a short distance on the left hand side.

## To Be Let

A most attractive cottage ideally positioned within easy walking distance of the town centre and mainline station benefiting from a particularly large garden with the overall plot approximately 0.25 acre. The property is available from July.

## Side Entrance Door

## Entrance Hall

Stairs to first floor.

## Sitting Room

Open fireplace (current log burner being removed), front aspect window.

## Dining Room

Engineered oak flooring, deep built-in eaves cupboard.

## Kitchen

Modern shaker style units comprising one and a half bowl ceramic drainer and sink unit, base drawers and cupboards, matching wall mounted cupboards, solid timber worktops, integrated dishwasher, stainless steel double oven with Bosch grill above, door to outside, engineered oak flooring.

## Utility Cupboard

Housing plumbing available for washing machine and additional storage.

## Bathroom

Modern white suite of enclosed bath with mixer tap and separate shower above, low suite w.c, vanity unit, chrome heated ladder towel rail.

## Stairs to First Floor

Galleried landing, fitted linen cupboard.

## Bedroom One

Ornate style fireplace (display purposes only), front aspect window, range of wardrobe cupboards.

## Bedroom Two

Rear aspect window, wardrobe.

## Bedroom Three

Rear aspect window, wardrobe.

## Outside

There is an area of garden to front with various shrubs and boundary hedging. From here there is side access which leads to the rear garden via a crazy paved pathway and an ideal entertaining area with pergola. The garden is predominantly in to areas with a narrow area of lawn with mature boundary hedging with a rear gate which then opens up to a large expanse of lawn. There is a garden store for lawnmowers etc. as well as two further sheds towards the far end. This garden is a particular feature of the property and offers a high degree of seclusion from neighbouring properties.

## Tandridge District Council Tax Band E

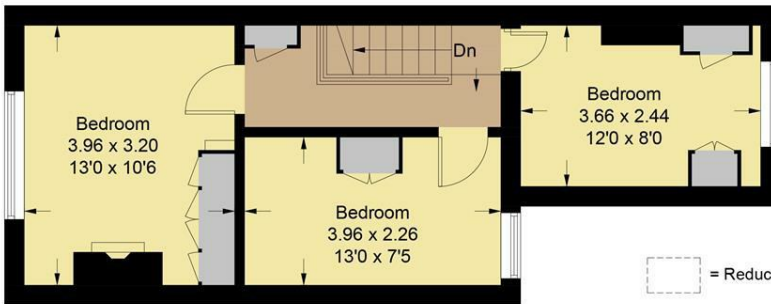


## Directions

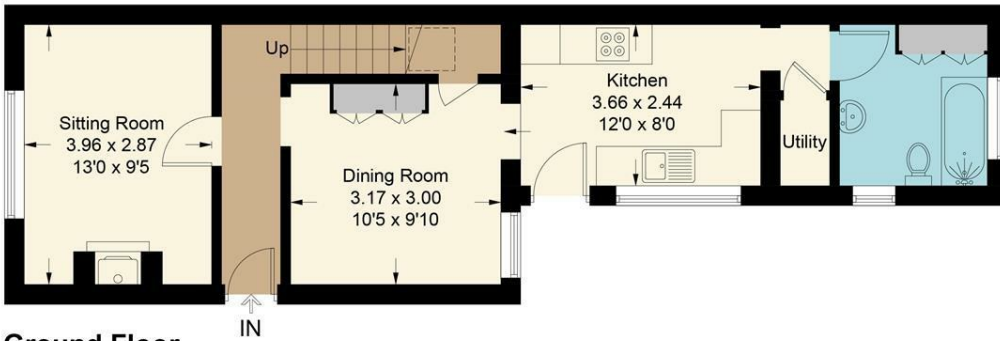


# Floor Plan

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)  
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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	