

Payne & Co.



35 Beadles Lane

Old Oxted RH8 9JG

Freehold

£775,000



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Situation

In a pleasant village setting, Old Oxted is noted for its historic buildings and selection of public houses. Oxted centre offering a wider range of facilities including station, with regular commuter services to Croydon and London, is within one mile. The area is well served by schools for all ages, and local leisure facilities include a cinema, swimming pool and choice of golf courses. Access to the M25 motorway (junction 6) is within 3 miles giving easy access to Gatwick, Heathrow and the Channel Ports.

Location/Directions

Turn into Old Oxted High Street from the A25 and then into Beadles Lane immediately opposite the Old Bell public house. Proceed into Beadles Lane and the property will be found after a short distance on your left hand side.

To Be Sold

A most attractive and immaculately presented characterful home close to Old Oxted High Street, benefiting from ample parking, garage, fully landscaped front and rear gardens.

Oak Fronted Storm Porch

Entrance Vestibule

Engineered oak flooring, stairs to first floor.

Cloakroom/Utility Room

Low suite w.c, engineered oak flooring, plumbing

available for washing machine and space for tumble dryer, chrome heated ladder towel rail, wash hand basin, wall mounted cupboards.

Lounge

Double aspect room, fireplace with limestone surround and hearth, laminate flooring

Kitchen

Shaker style units with cooker range, including 5 ring gas hob and cooker hood above, base drawers and cupboards, wall mounted cupboards, integrated dishwasher, cupboard housing Worcester gas fired central heating boiler, space for American style fridge freezer, breakfast bar area with adjacent low level cupboard, solid timber worktops, deep built-in storage cupboard under stairs, stairs down to.

Dining Room

Engineered oak flooring, twin French doors and stable style door leading to rear garden with attractive views and treeline view beyond.

Stairs to First Floor Landing

Trap to loft with extending loft ladder, electric light and predominantly boarded.

Bedroom One

Double aspect room with laminate flooring, built-in wardrobe cupboard, ornate style fireplace (display purposes only), built-in shelved cupboard.

Bedroom Two

Laminate wood flooring, attractive outlook over garden and trees beyond.

Bedroom Three

Laminate wood flooring, built-in double wardrobe cupboard (fitted).

Bathroom

Modern white suite of enclosed bath with mixer tap and hand shower attachment and rain shower above, low suite w.c, pedestal wash basin, chrome heated ladder towel rail.

Outside

Front garden - front gate with central pathway to front door, an abundance of flowering shrubs and well stocked borders. Wide side access to the REAR GARDEN which is a particular feature and has been fully landscaped. There are two paved patios with adjacent garden shed and log store. The second tiered patio benefits from a potting shed and there are steps down to a central path

with lawn either side and well stocked borders with flowering shrubs and specimen trees. There is also a small decked area to make full use of the sun. Towards the far end of the garden is a greenhouse with a gate leading to a large parking area for four vehicles and garage (right hand side garage) and to the right hand side of this there is a further garden store.

Tandridge District Council Tax Band E



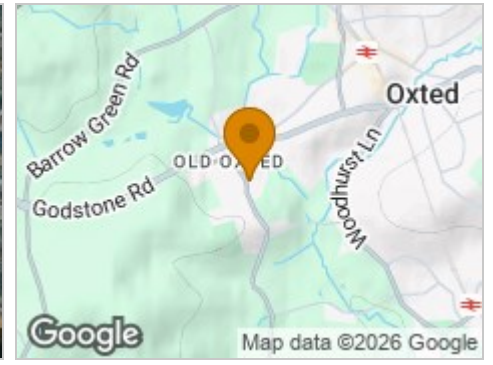
Road Map



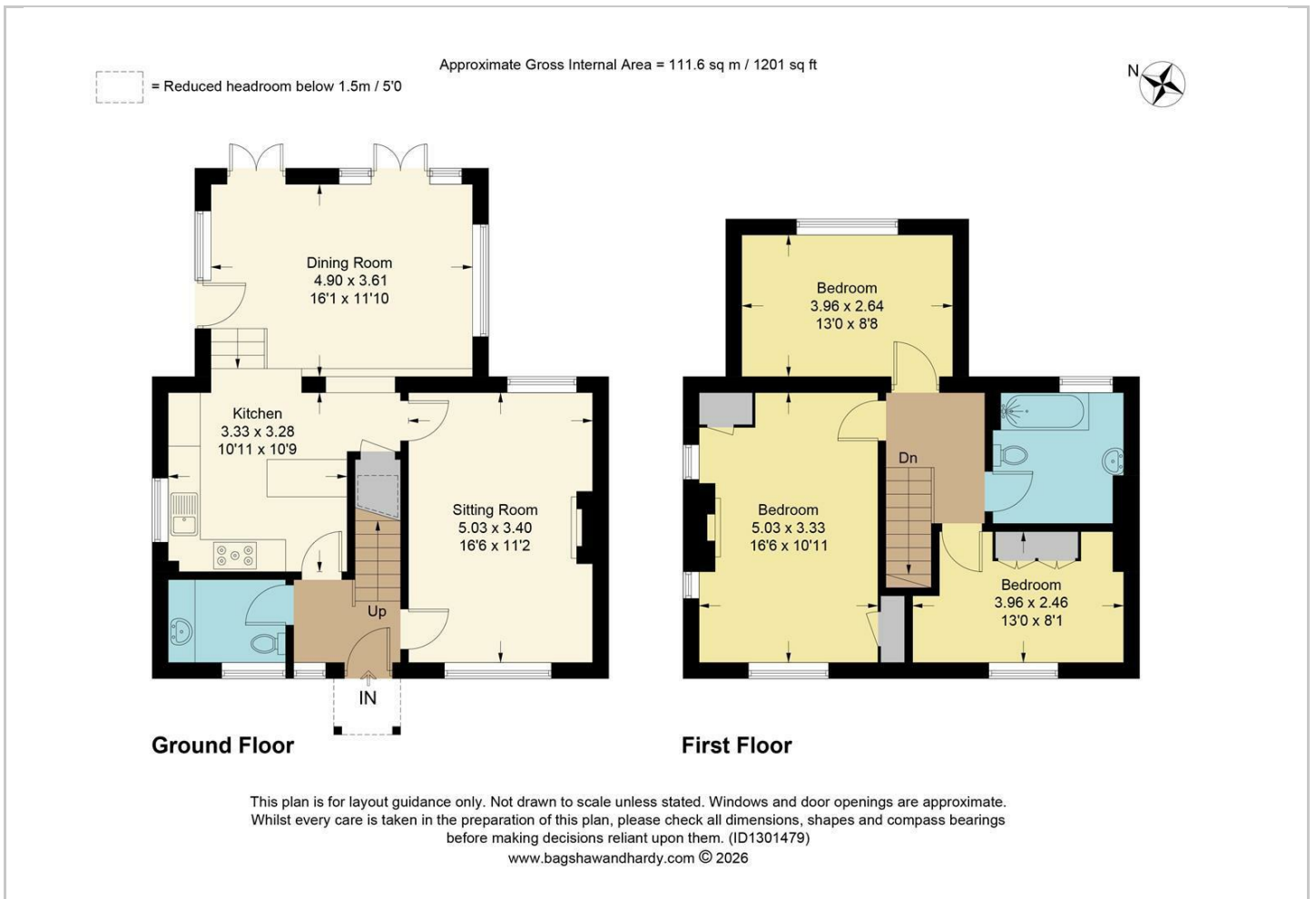
Hybrid Map



Terrain Map



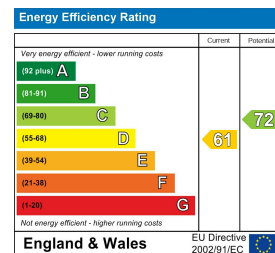
Floor Plan



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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