



Snatts Hill, Oxted, RH8 0BL

Guide Price £675,000

3 1 2



Nestled on Snatts Hill in central Oxted, this charming three-bedroom semi-detached home offers an idyllic blend of village tranquillity and commuter convenience. Just moments from Oxted station, with direct Southern and Thameslink rail services into London, it's the ideal commuter base.

The ground floor unfolds through a welcoming entrance hall into a dual-reception room, featuring a cosy bay-fronted lounge and an adjacent dining room with garden access. A separate kitchen completes the layout, while downstairs cloakroom adds everyday practicality. Upstairs hosts three well-proportioned bedrooms, one with built-in wardrobes, alongside a family bathroom.

Outside, the rear garden is a delightful retreat, with mature planting and patio space perfect for alfresco living. Off-street parking and a useful outbuilding offer excellent storage. With scope to extend subject to planning approval, this home presents a rare opportunity to tailor to your family's future needs.

This home is perfectly positioned for families, just a short walk to top-rated schools. St Mary's C of E Primary, and Hazelwood Prep offers nurturing education. For older children, Oxted School ranks among Surrey's leading mixed academies, broad extracurriculars including sports and drama. Limpsfield Grange, a well-regarded school, is also close at hand.

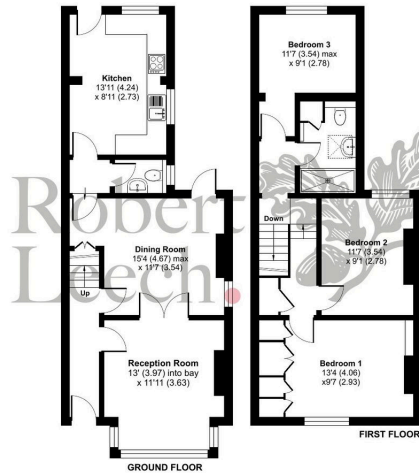
Families will relish local amenities including peaceful Master Park and its cricket and football club, the Barn Theatre's year-round performances, and the leisure centre with pools, gym, cinema, library and seasonal community events such as the town's famous pram race. Daily conveniences abound in Oxted's thriving high street, with supermarkets, cafes and boutique shops. Commuters benefit from easy M25 access via Godstone and proximity to Gatwick and Heathrow airports.





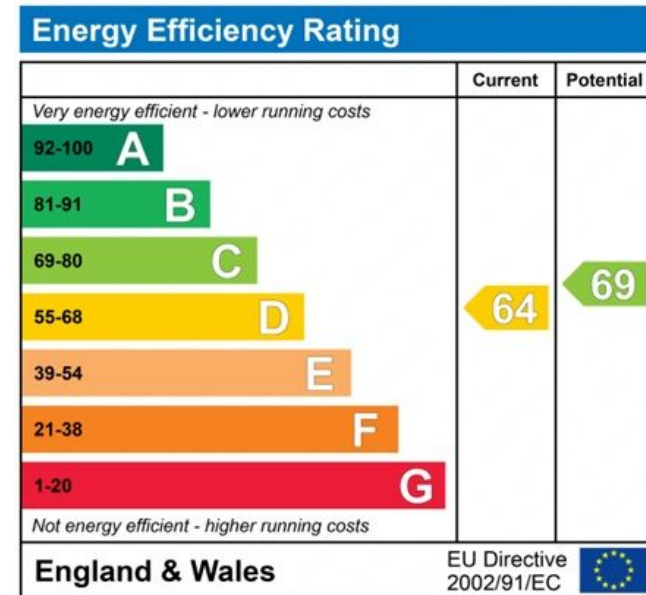
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Approximate Area = 1045 sq ft / 97 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1319915

- Three-bedroom semi-detached home
- Dual reception rooms with bay-fronted lounge
- Ground-floor cloakroom
- Separate kitchen
- Family bathroom
- Off-street parking
- Scope to extend (subject to planning permission)
- Close to Oxted station with direct London services
- Rear garden with patio and mature planting
- No Chain



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