Payne&Co.



2 Wynnstow Park

Oxted RH8 9DR

Freehold

£1,550,000

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Situation

2 Wynnstow Park is located in a most prestigious address being within comfortable walking distance of mainline station.

Oxted town centre is nearby and offers 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

On the A25 in the direction of Oxted from Godstone, remain on the A25 passing through traffic lights with Morrisons Supermarket entrance on your left. Take the second turning on your right into Rockfield Road and at the brow of the hill turn right into Icehouse Wood. Proceed down Icehouse Wood and the turning for Wynnstow Park will be found after a short distance on your left hand side. Number 2 is on the left hand side as you enter the no through road.

To Be Sold

This stunning well-appointed family home offers generous and versatile accommodation arranged over two floors, complimented by a large, mature and secluded garden with an overall plot of approximately half an acre. 2 Wynnstow Park benefits from spectacular far reaching southernly views, and a particularly large driveway and double garage.

Entrance Hall

Double entrance door leads to a light and spacious hallway, with large picture windows and a spiral staircase leading to the first floor.

Kitchen

A well-designed and stylish kitchen enjoying views over the rear garden, with a door providing convenient access to the adjoining utility room. The kitchen is fitted with a contemporary range of units, complemented by a 1.5 bowl undermount sink and ample preparation space. Integrated appliances include two Siemens oven (one being steam), Siemens electric hob with integrated extractor, and a dishwasher, while there is additional space for a freestanding fridge/freezer. Further benefits include a large built-in larder cupboard offering excellent storage and a breakfast bar, ideal for informal dining.

Utility Room

Found adjacent to the kitchen with plumbing for a washing machine and patio doors to the side of the property

Dining Room

The Dining room can be accessed by both the lounge and the kitchen, with views overlooking the rear garden

Lounge

An elegant and well-proportioned double aspect lounge, enjoying an abundance of natural light and featuring large patio doors opening onto both the front and rear gardens. The room benefits from the stunning views, while an attractive open fireplace provides a pleasant focal point.

Snug

Cosy third reception room with views to the side of the property

Cloakroom

Low-level WC and wash hand basin.

First Floor Landing

A spiral stair case leads to a light and airy landing, with access to the loft and views to the front of the property.

Bedroom One

Large double aspect room, with door leading to dressing room with built in wardrobes and en-suite

En-suite
A spacious, partially tiled en-suite comprising a walk-in shower with both a rainfall (rose) head and handheld attachment. The suite further includes a low-level W/C with douche and a hand wash basin. Additional features include a vanity unit, fitted storage cabinet, and a heated towel rail.

Bedroom Two
Double bedroom with views to the front and side of the property, and built in wardrobes

Bedroom Three
Double bedroom overlooking the rear of the property with built in wardrobes.

Bedroom Four
Double bedroom over looking the rear of the property with built in wardrobes.

Bedroom Five
Single bedroom with views to the front of the property and built in wardrobe.

Bathroom
Partially tiled bathroom, comprising of a bath with an over bath shower, with both a rainfall (rose) head and handheld attachment. The bathroom further includes a W/C with douche and a hand wash basin, vanity unit, storage cabinet and heated towel rail.

Outside
The property is set within beautifully maintained, mature gardens with an overall plot of half an acre, offering a high degree of privacy and seclusion. The grounds are predominantly laid to lawn, complemented by well-appointed patio areas ideal for outdoor entertaining. Additional features include a fixed awning providing sheltered seating, a summer house, and a substantial brick-built outbuilding with a pitched roof and power.
To the front of the property the driveway offers parking for several vehicles.
The property also comes with solar panels generating approximately a £2000 annual income.

Double Garage
The garage benefits from an electric roller door and separate access from the side of the property.

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Road Map



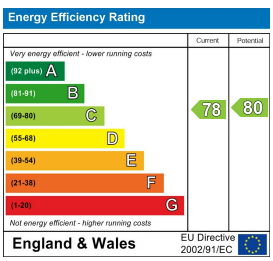
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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