

Payne & Co.



2 Stanhopes

Limpsfield RH8 0TY

Freehold

£895,000



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Situation

Located close to the heart of this popular Surrey village approximately one mile from Oxted town centre which offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service to East Croydon and London. 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

For SatNav use: RH8 0TY

On entering Stanhopes the property is found on the right hand side at the start of this development.

To Be Sold

Situated in the highly sought after Stanhopes development this family home offers off road parking, garage and secluded rear garden. The property is situated close to the centre of this pretty village, its village shop, community owned pub and The Limpsfield Club (a racket sports club). The accommodation briefly comprises :

Entrance Hall

Tiled flooring, built-in cloaks cupboard, stairs to first floor.

Cloakroom

Low suite w.c, wash hand basin.

Study

Large window recess with outlook towards area of green.

An attractive open plan space with tiled flooring in the conservatory part and double doors leading to rear garden.

Kitchen

Modern range of fitted units comprising, 1½ bowl single drainer stainless steel sink unit, base drawers and cupboards, wall mounted cupboards, stainless steel 5 ring gas hob with cooker hood over, Neff integrated double oven, integrated fridge, freezer and dishwasher, granite worktops, breakfast bar area.

Utility Room

Worcester wall mounted gas fire central heating boiler, plumbing available for washing machine and space for tumble dryer, butler sink, door to outside.

Stairs to First Floor Landing

Deep built-in airing cupboard housing hot water tank, trap to loft.

Bedroom One

Twin built-in double wardrobe cupboards, outlook over rear garden.

En-Suite Shower Room

Enclosed shower cubicle, wash hand basin, chrome heated towel rail.

Bedroom Two

Built-in double wardrobe cupboards, outlook over rear garden.

Bedroom Three

Built-in wardrobe cupboard, outlook over rear garden.

Bedroom Four

Built-in wardrobe cupboard, outlook over rear garden.

Family Bathroom

Recently refitted white suite of enclosed bath with shower above, wash basin, low suite w.c, chrome heated towel rail.

Outside

Driveway parking for two vehicles leading to large garage with roller door and side personal

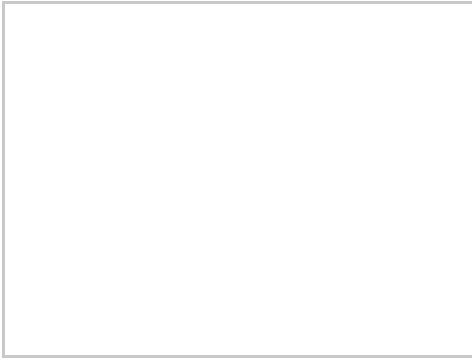
door.

The rear garden has a particularly wide and secluded area of patio/entertaining area, leading to small area of lawn, boundary shrub borders and garden summer house.

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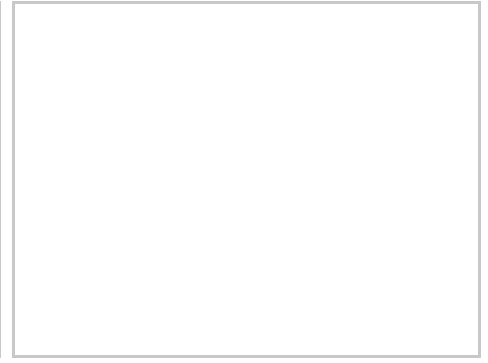
Road Map



Hybrid Map



Terrain Map



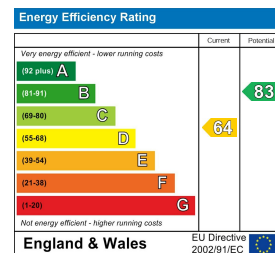
Floor Plan



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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