

Payne & Co.



25 Godstone Road

Oxted RH8 9JS

Freehold

Guide Price £1,000,000



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Situation

Located just off the historic High Street of Old Oxted with its wealth of period properties. Closeby is Oxted town centre which 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/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the T junction with the A25 turn right into West Hill (A25). Continue along the A25 and down the hill passing the Total Garage on your left and take the next left hand turning into Old Oxted. Proceed up the High Street of Old Oxted passing The Bell public house and Beadles Lane on the left hand side. As you leave the High Street before rejoining the A25, bear left and the property will be located just after Bushey Croft.

To Be Sold

A truly rare opportunity to purchase a 3 double bedroom detached home offering amazing scope

to extend (STPP) within a generous mature plot of 0.25 acre. The property is available to the market with no onward chain although purchasers should be note that completion will not be able to be before 'early July' (full details to be confirmed). The accommodation arranged on two floors briefly comprises;

Spacious Entrance Hall

Recess under stairs, laminate flooring, stairs to first floor.

Shower Room/Cloakroom

Low suite wc., wash hand basin, shower cubicle, chrome heated ladder towel rail.

Lounge

Laminate wood flooring, double doors leading to;

Sun Lounge/Garden Room

Laminate wood flooring, double doors leading to rear garden.

Dining Room

Laminate wood flooring.

Kitchen/Breakfast Room

Modern and extensive range of fitted units comprising base drawers and cupboards, plumbing for dishwasher, large refrigerator, plumbing for washer dryer, walk-in pantry, space for cooker range, double glazed door to side covered passage way.

Side Covered Passageway/Utility Room

Door to front and rear, racked shelving.

Stairs to First Floor Landing

Trap to loft with extending loft ladder.

Bedroom

Attractive double aspect room.

Bedroom.

Bedroom..

Bathroom

Modern white suite of enclosed bath with mixer tap and hand shower attachment, wash basin, heated towel rail, built-in linen cupboard.

Separate WC

Low suite w.c.

Outside

Double Garage - up and over door, light and power, combination gas fired central heating boiler, rear personal door, driveway parking for

several vehicles.

Front Garden - laid mainly to lawn with mature flower/shrub borders and steps leading to raised paved pathway to front door.

Side access to;

Large mature rear garden which is well secluded from neighbouring properties and the overall plot is approximately 0.25 acre.



Road Map



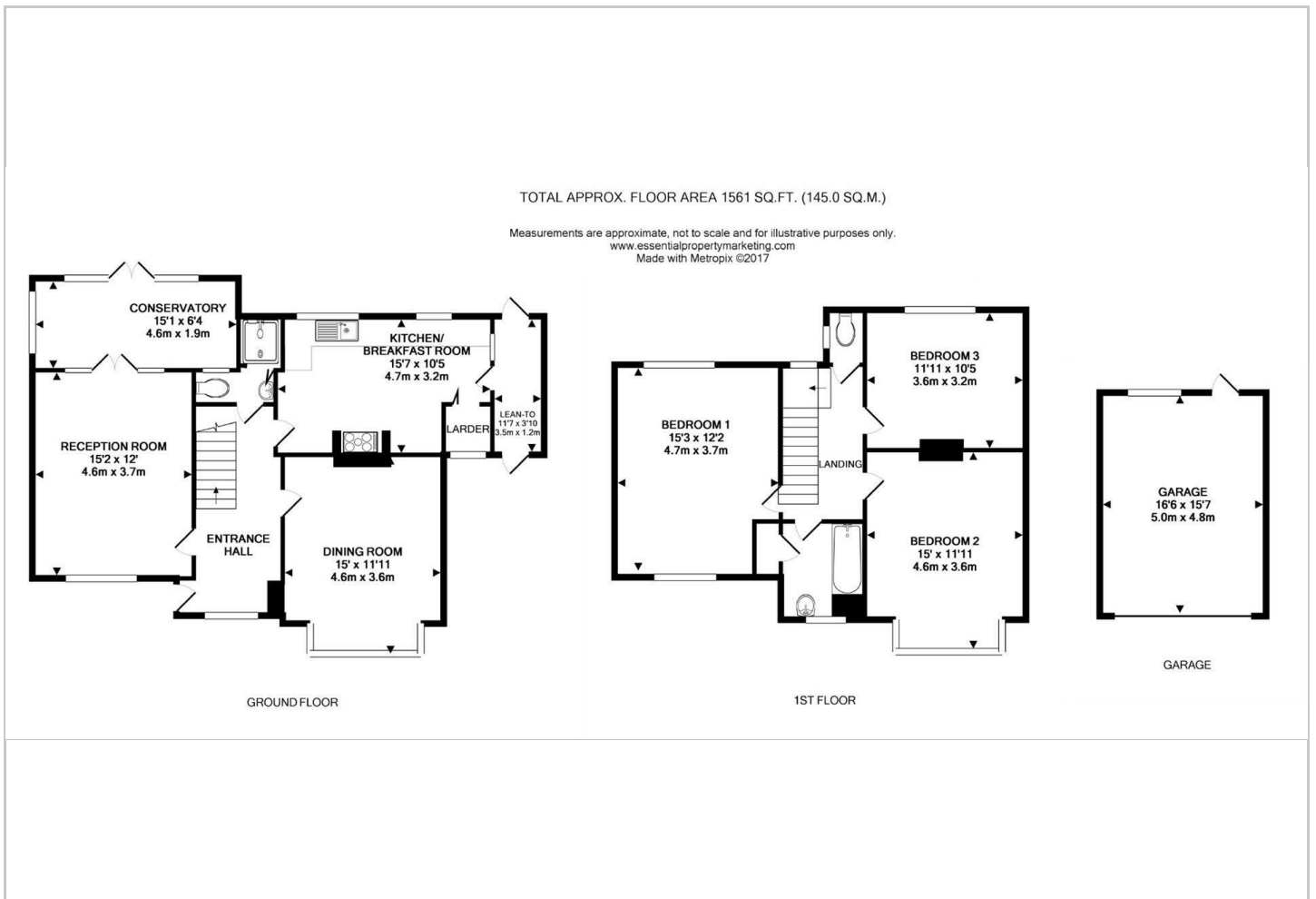
Hybrid Map



Terrain Map



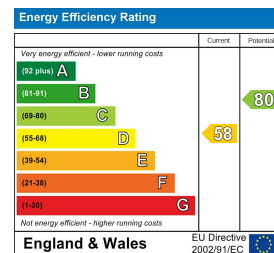
Floor Plan



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



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