

# Payne & Co.



## School House Westerham Road

Limpsfield RH8 OEA

£1,995 Per Calendar Month





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## **Situation**

School House is located approximately  $\frac{3}{4}$  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 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 Oxted head east on the A25 until reaching the Limpsfield traffic lights. Pass through the traffic lights and the School House will be found after a short distance on your left hand side in front of Limpsfield School.

## **To Be Let**

A period stone cottage attached to Limpsfield School offering three bedrooms, two reception rooms and parking. The property will be available from early November.

## **Entrance Hall**

Quarry tiled floor, stairs to first floor.

## **Sitting Room**

Attractive double aspect room, deep storage

cupboard under stairs. NOTE gas fire has been disconnected.

## **Dining Room**

Quarry tiled floor, leading to;

## **Utility Room**

Sink unit, Bosch washing machine, slimline dishwasher.

## **Kitchen**

One and a half bowl single drainer sink unit, base drawers and cupboards, integrated oven, 4 ring gas hob, integrated fridge freezer, newly fitted gas central heating boiler.

## **Stairs to First Floor Landing**

Trap to loft.

## **Bedroom One**

Front aspect window.

## **Bedroom Two**

Ornate style fireplace (display purposes only).

## **Bedroom Three**

Corner ornate style fireplace (display purposes only), built-in double wardrobe cupboard.

## **Bathroom**

White suite of enclosed bath with shower above, vanity unit, low suite w.c.

## **Outside**

Parking is approached from the carpark of

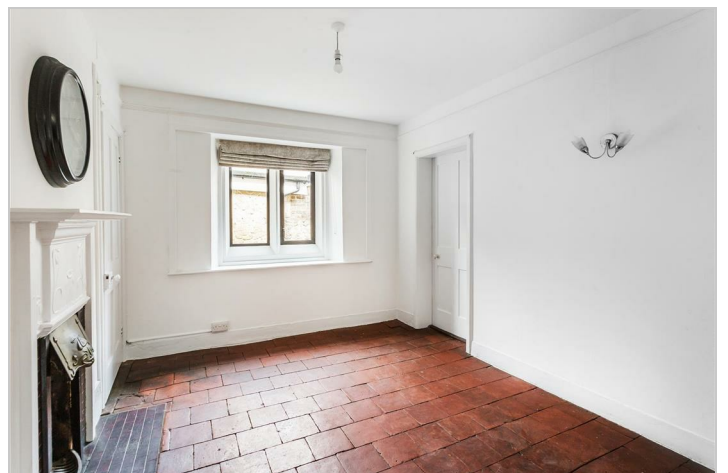
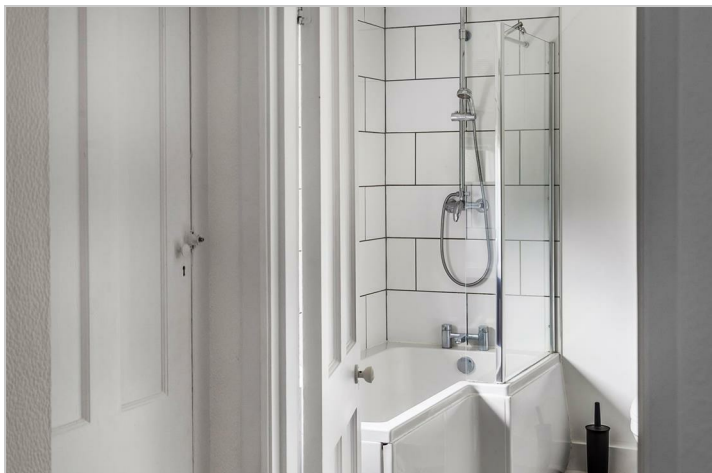
**Tel: 01883 712261**

Limpsfield School via double gates. From here there is an area of lawn, large mature fruit tree. Beyond this there is a courtyard area which is fully enclosed with three stone storage cupboards.

**NOTES**

Due to the nature of the proximity to the school, DBS checks will be required on all prospective tenants.

**Tandridge District Council Tax Band E**



## Road Map



## Hybrid Map



## Terrain Map



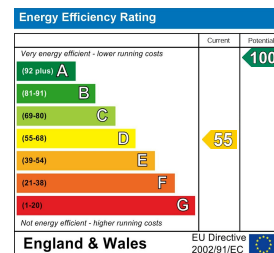
## Floor Plan



## 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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