

# Payne & Co.



**Robertsfield Holland Road**

**Freehold**

**Hurst Green Oxted RH8 9BQ**

**£699,950**



# Robertsfield Holland Road

Hurst Green Oxted RH8 9BQ

£699,950



## Situation

Positioned in a wonderful semi-rural location on the southern edge of Hurst Green. This enviable position, where miles of open countryside begins, is perfect for those that seeking green surroundings and the opportunity to go walking and cycling direct from the property. The property is also within easy access of Hurst Green commuter railway station (0.85 miles) and local main roads (A25 and M25).

Oxted town centre, 1.85 miles away, offers a wide range of restaurants, boutique and coffee shops, supermarkets, together with leisure pool complex, cinema and library. The commuter railway service to London from Oxted takes around 40 minutes.

The locality is well served for a wide range of state and private schools for children of all ages, together with sporting facilities such as golf clubs including Limpsfield Chart and Tandridge golf clubs, as well as The Limpsfield Club (racquet sports). Matchpoint Tennis Club and Lifeline Gym are found much closer and within a 3 minute walk.

## Location/Directions

For SatNav use: RH8 9BQ. The property is found to the right hand side of The Diamond public house and the left hand side of the Diamond Business Centre.

## To Be Sold

Occupying a plot of just under one-quarter of an acre, this chalet style home is offered to the market with NO CHAIN. Featuring a bedroom and large bathroom on the first floor, the rest of the accommodation is thoughtfully laid out on the ground floor including three further bedrooms, one of which has an ensuite shower room. The attractive landscaped gardens extend all around the property and include a secluded patio ideal for entertaining, together with detached oak framed car port with integral separate store room.

## Front Door (Stable Door Style)

Leading to;

## Reception Hall

Front aspect double glazed window, radiator, parquet flooring, doors to (and stairs to first floor);

## T.V. Room/Study

Rear and side aspect double glazed windows, radiator, ceiling spotlights, wood effect flooring.

## Rear Hallway

Side aspect double glazed window, wood effect flooring, radiator, understair cupboard, ceiling spotlights, doors to;

## Bedroom

Side aspect double glazed window, radiator, ceiling spotlights.

## Bathroom

Two rear aspect frosted double glazed windows, three piece white sanitary suite (comprising bath with mixer tap and hand held shower attachment and wall mounted Triton shower over with glass shower screen, wash hand basin, close coupled w.c), chrome heated towel rail, tile effect vinyl flooring, part tiled walls.

## Bedroom

Side aspect double glazed window, radiator, ceiling spotlights, loft hatch.

## Bedroom

Side aspect double glazed French doors, two radiators, ceiling spotlights, door to;

## En-Suite Shower Room

Side aspect frosted double glazed window, three piece white sanitary suite (comprising shower enclosure with integrated Aqualisa controls, wash hand basin with storage below, close coupled w.c with button flush), radiator, tile effect vinyl flooring, ceiling spotlights, extractor.

Tel: 01883 712261

### **Lounge/Dining Room**

Two front aspect double glazed windows, radiator, door to;

### **Kitchen/Breakfast Room**

Two rear aspect double glazed windows and rear aspect double glazed French doors, wide range of eye and base level units including central island, stainless steel sink with drainer and mixer tap, inset four ring wipe clean hob with extractor over, integrated twin ovens, spaces for dishwasher, washing machine, tumble dryer and tall fridge/freezer, radiator, ceiling spotlights, tiled flooring.

### **First Floor Landing**

Velux window, doors to;

### **Bedroom**

Two front aspect and one rear aspect Velux windows, radiator, integral storage.

### **Bathroom**

One front aspect and one rear aspect Velux windows, four piece white sanitary suite (comprising feature freestanding oval shaped bath with floor mounted filler tap, shower enclosure with integrated controls, wash hand basin with storage below, close coupled w.c with button flush), tile effect vinyl flooring, chrome heated towel rail.

### **Outside**

Positioned centrally on the near one-quarter acre plot, the

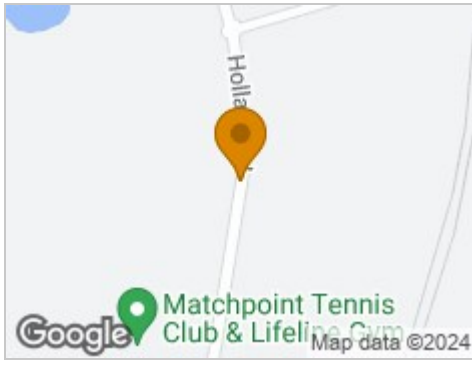
private and attractive gardens are approached via twin gates (electrically powered) that lead onto a gravelled driveway (space for 4 to 6 cars depending on size) that in turn leads up to the oak framed car port, with integral store room.

Access around the front and rear of the property can be gained from the driveway. Via a pedestrian gate a slate path leads up the front door, with the lawn continuing around to the far front corner of the property, from where the garden opens up to a good sized area, the focal point of which is the slate patio that makes the perfect entertaining space tucked away in the rear right corner of the garden. The area of garden around the rear of Robertsfield is occupied by a further patio together with a raised bed filled with herbs.

### **Tandridge District Council Tax Band G**



## Road Map



## Hybrid Map



## Terrain Map



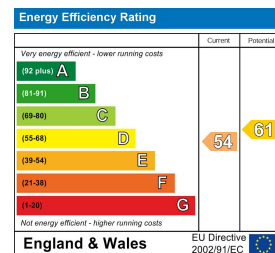
## Floor Plan



## 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.