

# Payne & Co.



**63 Stoneleigh Road**

**Freehold**

**Limpsfield Chart Oxted RH8 0TP**

**£520,000**



# 63 Stoneleigh Road

## Limpsfield Chart Oxted RH8 OTP

£520,000



### Situation

In a superb location, close National Trust commonland and the local cricket pitch, the property is approached by either Stoneleigh Road or Tally Road. Limpsfield Chart offers a public house (The Carpenter's Arms - Westerham Brewery) and church and has a junior school and shop in Limpsfield Village just over one mile away. Oxted centre offering a wider range of facilities including station with regular commuter services to Croydon and London is just over 2 miles away and access to the M25 motorway (junction 6) is just over 5 miles distant.

### Location/Directions

Approaching Oxted from the Godstone direction, stay on the A25 until passing through the Limpsfield traffic lights then take the next turning right into Kent Hatch Road (B269). Continue for approximately one mile and turn left into Tally Road (sign post to The Carpenter's Arms public house). At the 'T' junction with Moorhouse Road turn left and almost immediately bear left joining Stoneleigh Road. After a short distance Stoneleigh Road turns sharply to the left and the property will be found on the right hand side.

### To Be Sold

A rarely available detached bungalow which is being sold with no onward chain. The property now requires significant modernisation and improvement to bring it up to today's expected

standards and also offers a purchaser a fantastic opportunity to extend, subject to the usual planning consents. The accommodation briefly comprises :

### Porch

Front door leading to;

### Entrance Hall

Built in cupboard, stairs to first floor.

### Bedroom

Front aspect double glazed window, fireplace.

### Bedroom

Front and side aspect double glazed window, built-in wardrobe cupboards and single cupboard.

### Sitting Room

Side aspect double glazed window, sliding doors leading to Conservatory.

### Conservatory

Door leading to rear garden.

### Bathroom

Two rear aspect frosted double glazed windows, white suite of enclosed bath, wash hand basin and low suite w.c, radiator.

### Kitchen/Breakfast Room

Rear aspect double glazed window, two side windows, base drawers and cupboards and

matching wall cupboards, work surfaces with sink and drainer, space for washing machine, integrated dishwasher, built-in single oven with extractor over, pine boarded ceiling with spotlights, radiator, vinyl flooring. Door to;

### **Utility Room**

Doors to front and rear gardens, base drawers and cupboards, boiler.

### **Stairs to First Floor Loft Room**

Velux window and door to loft space.

### **Outside**

To the front of the property there are various shrubs and an 'in and out' driveway leading to single GARAGE. The rear garden which now requires attention is predominantly laid to lawn with area of patio and boundry hedging.

### **Tandridge District Council Tax Band F**



## Road Map



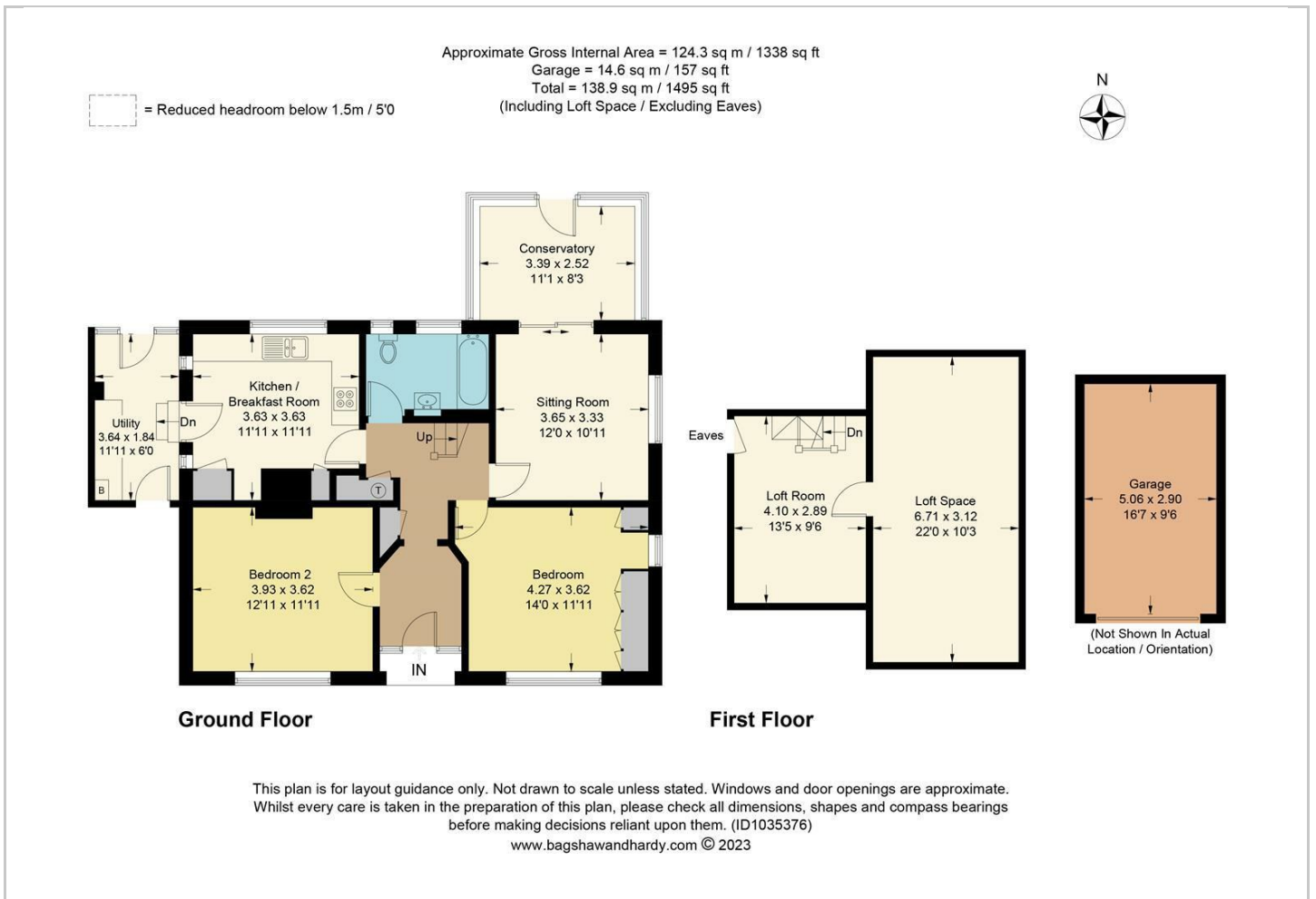
## Hybrid Map



## 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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