

# Payne & Co.



## 8 Marjory Pease Cottages Ridlands

Freehold

Limpsfield Chart RH8 0SS

£500,000



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## Situation

Positioned in a wonderful semi-rural location on the edge of Limpsfield Common (National Trust) and open countryside, yet within easy access of both Oxted and Hurst Green commuter railway stations and local main roads (A25 and M25).

Oxted town centre, 2 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).

## Location/Directions

For SatNav use: RH8 0SS. Heading east on Ridlands Lane, take the right hand turn into Ridlands Rise and the property will be found almost immediately on your left hand side.

## To Be Sold

Requiring comprehensive modernisation throughout this family home features a good size easterly-facing rear garden, backing onto allotments. Further benefits include a generous amount of off road parking and store.

## Front Door

Leading to;

## Hallway

Front aspect double glazed window, radiator, understair cupboard (gas and electricity meters and fuse board), doors to (stairs to first floor);

## Dining Room

Rear aspect double glazed window, radiator.

## Sitting Room

Rear aspect double glazed patio doors, radiator, fireplace.

## Kitchen

Front aspect double glazed window, range of eye and base level units, work surfaces with inset stainless steel sink, drainer and mixer tap, inset four ring gas hob, tiled splashbacks.

## Utility Room

Front aspect double glazed window, rear aspect double glazed door, matching eye and base level units and work surfaces to kitchen, integral twin ovens, space for tall fridge freezer, door to;

## Cloakroom

Two side aspect frosted double glazed windows, close coupled w.c.

## First Floor Landing

Rear aspect double glazed window, loft hatch, airing cupboard (slatted shelves and radiator), doors to;

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### **Bathroom**

Side aspect frosted double glazed window, three piece white sanitary suite (comprising bath with electric wall mounted shower over, pedestal wash hand basin, close coupled w.c with button flush), chrome heated towel rail.

### **Bedroom**

Rear aspect double glazed window, radiator, cupboard storage.

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Rear aspect double glazed window, radiator, cupboard storage.

### **Bedroom**

Front aspect double glazed window, radiator, over stair cupboard storage.

### **Outside**

Screened by the front hedge the front garden comprises an area of lawn, footpath to the front door and off road parking that extends around the side of the property leading up to a detached

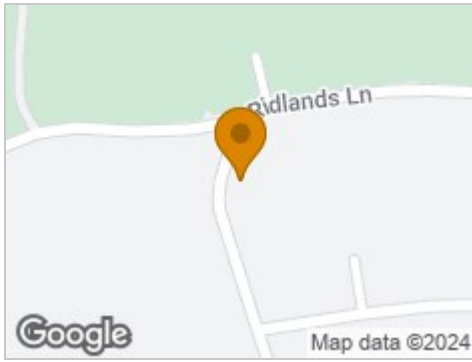
pre-fabricated store.

The easterly facing rear garden, which backs onto a small area of local allotments, features a small patio adjacent to the rear elevation, from where a couple of steps lead down to a lawn. A footpath from the utility room leads to the garage and the remainder of the rear garden.

**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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