15 Beadles Lane, Old Oxted,

RH8 9JG

Guide price of £650,000

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Robert Leech.

15 Beadles Lane, Old Oxted, RH8 9JG

A pretty semi detached period cottage with many original features, situated just off Old Oxted High Street. Conveniently located 0.7 mile distance to Oxted town centre and station.

The solid front door leads you into the character Sitting Room with oak flooring, exposed beams and a feature inglenook fireplace with brick hearth and wood burning stove. An opening leads you through to the Dining Area with original beams to the walls and ceiling and a window to the rear. There is access to the Kitchen/Breakfast room, this room features a solid wood worktop, a mix of wall and base units, 5 ring gas hob with splashback, electric oven and chrome extractor, butler sink with mixer taps, breakfast bar with room for stools under, integral fridge/freezer. Windows to the rear and a skylight make the room light and bright with a stable style door which leads you to the private garden.
A inner lobby with built in cupboards leads you to the downstairs shower room with shower cubicle and glass screen, W.C and hand basin. The lobby continues to the the useful additional Reception Room/ Study with front facing window. The first floor landing provides access to the bedrooms and bathroom. The spacious Master Bedroom has leaded light windows to the front and exposed beams to the wall and ceiling. An array of fitted wardrobes provide ample space for storage. There are two further bedrooms both with windows to the rear. The bathroom features a P shaped bath with rainfall shower head, glass screen, pedestal hand basin, tiled splash back, w.c, heated towel rail, extractor fan.

Outside, the front garden is bordered with wrought iron railings with path to the front door. The rear garden includes a patio area, lawn and outside tap.

- Cottage with character features
- 0.7 mile radius to Oxted Station
- Three Double Bedrooms
- Lounge Area and Dining Area
- Study/Snug or Bedroom 4
- Kitchen/Breakfast Room
- Bathroom and Shower Room
- Village location
- Rear Garden
- Council Tax band F (£2,990.76 pa)

0.7 miles
Oxted

12.6 miles
Gatwick
Airport

0.7 miles
Oxted Mainline
Station

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

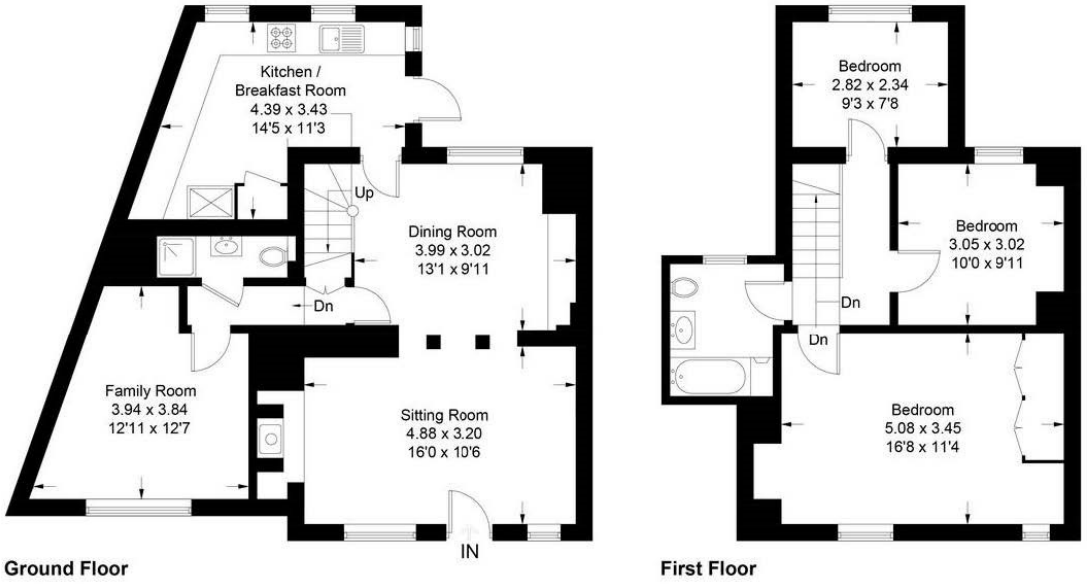
LOCATION AND TRAVEL

Situated in the popular Old Oxted area this cottage is conveniently located to Old Oxted High Street with its mix of period buildings and public houses. Oxted town with its array of shops, independent boutiques and shops, Waitrose, super store, restaurants, independent cinema, sport centre and station is 0.7 mile distant .

EDUCATION- State - St Marys Primary School, ages 4 to 11 years old, rated by Ofsted Outstanding. Oxted School 11 to 19 years old.
Independent - Hazelwood Nursery and Early Years, 3 months to reception.
Hazelwood Upper School, Years 1 to 13 years old.

Junction 6 is approximately 3 miles away providing easy access to the M25 and Gatwick airport. Oxted main line railway station provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes).

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID748827)

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Robert Leech.