



21, Church Lane,
Oxted, RH8 9LQ

Asking price £1,500,000



5



3



3

Robert
Leech.
ESTD 1989



21, Church Lane, Oxted, RH8 9LQ

A unique, handsome and imposing detached family home, ideally located in the heart of Oxted. The property has well proportioned accommodation throughout, an established garden, garage and ample off road parking accessed via an exclusive in and out drive.

- Substantial detached house built approx. 1908
- 5 beds, 3 receptions and 3 bathrooms
- A truly unique house in a supreme position
- Accessed via an exclusive in and out drive
- Close to many of the local schools
- Walking distance to town centre & station
- Established rear garden
- Double garage & ample off road parking
- Council Tax Band G £3356.50pa
- EPC rating F (38) - Potential for rating of C (74)



2.7
J6 M25
GODSTONE



0.3
MILES
OXTED
STATION



13.7
MILES
GATWICK
AIRPORT

LOCATION

This property is situated in a exceptionally well positioned plot, slightly set back on a desirable and extremely convenient road close to Oxted town centre. Also within short walking distance is Old Oxted high street with its selection of pubs and restaurants. The popular Master Park is very nearby, offering sports clubs and year round events. Oxted is surrounded by beautiful National Trust land. The towns amenities include a leisure complex with swimming pool, independent cinema, theatre, pubs, restaurants and a range of shops including Morrisons and Waitrose.



TRAVEL

Junction 6 of the M25 is approximately 2.7 miles away providing easy access to Gatwick & Heathrow airports in addition to the wider motorway network. Oxted mainline railway station (0.3 miles) offers an excellent commuter service, providing fast trains to East Croydon (from 17 minutes), London Bridge (from 33 minutes) and London Victoria (from 39 minutes). The Channel Tunnel is approx a 90 minute drive away.



robertleech.com

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

The property has a lovely frontage and is set on a corner plot, slightly set back from the road. Access is gained via an exclusive in and out driveway. The property benefits from having a gravelled drive providing ample parking for friends and family, as well as access to a double garage.

ANNEX POTENTIAL

The top floor of the house (bedroom with en-suite) has the potential to be used as a self contained top floor apartment or annex.

GROUND FLOOR

Large entrance hall, cloakroom, reception room, kitchen, dining room & conservatory

- Wood Flooring to hallway
- Tiled cloak room
- Double doors to large L shaped reception room
- Fireplace with marble inset
- Doors to conservatory
- Door to garden
- Dual aspect fully fitted kitchen with integrated fridge/freezer, Bosch dishwasher Belling 4 plate gas hob
- Electric oven, extractor fan and fully tiled floor
- Larder/under-stairs cupboard with power
- Door to dining room with dual aspect and an attractive window seat to bay window
- Door to garden

FIRST FLOOR

Landing, two bedrooms with access to Jack and Jill en-suite, two further bedrooms and a family bathroom

- Spacious, central landing
- Pleasant views from all windows
- Fitted wardrobes to bedrooms 1 & 2
- Large Jack and Jill en-suite accessed from both bedrooms 1 & 2
- Fully tiled family bathroom

SECOND FLOOR

Self contained annex potential

- Large bedroom with dual aspect windows
- En-suite with shower cubicle
- Eave storage cupboards accessed from both bedroom and en-suite

OUTSIDE

The front garden is a wonderful feature and includes raised flower beds which showcase an array of beautiful shrubs and plants, combined with a lawn area and path to the front door. The front garden offers an attractive and welcoming first impression.

To the rear is a mature and well landscaped garden with side access both sides. There is a convenient bin store and outside tap. Most of the rear garden is laid to lawn with mature borders, shrubs and trees. There is a secluded raised patio area under a pink magnolia tree.

FAQS

- Built 1908
- Purchased 1998
- Freehold
- Tandridge District Council tax band G (£3,450.86pa)
- All windows and doors have been replaced by current owners
- All white goods will be staying at the property
- Regular boiler
- Mains gas
- Traditional radiator central heating
- Mains sewerage
- Property is alarmed
- Stop cock located at the end of the drive
- Electrics last professionally checked January 2021





Approximate Gross Internal Area = 222.8 sq m / 2398 sq ft
 Garage = 33.7 sq m / 363 sq ft
 Total = 256.5 sq m / 2761 sq ft

 - Reduced headroom below 1.5m / 5'0"



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. (ID751587)
www.bagshawandhardy.com © 2021

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.