



Alderwood,
Quarry Road,
Oxted,
RH8 9HE

Guide price of £2,000,000



5



4



5

Robert
Leech. 

Alderwood, Quarry Road, Oxted, RH8 9HE

This beautifully presented detached family home has been fully renovated to the highest standard by the current owners.

Offering five reception rooms on the ground floor including a living room, music room, office, gym and dining room there is also a utility room and kitchen/diner housing a state of the art Kessler kitchen. Amtico flooring and quartz worktops enhance the feeling of luxury in the kitchen, which benefits from integrated double ovens, microwave, dishwasher, larder fridge, freezer and wine cooler. The fully fitted utility room provides ample space for a washing machine and tumble dryer whilst also offering storage and a sink.

Elsewhere on the ground floor there is a bright living room featuring a large fireplace housing a log burner, access to the music room, which sits slightly higher than the living room, and to the rear garden via sliding doors. Situated at the other end of the ground floor is the furnished office, dining room and gym. Two staircases offer access to the vast first floor accommodation where there are five double bedrooms, three of which benefit from en-suite bathrooms, two with separate baths and showers and a family bathroom. All of the bedrooms have built in wardrobes with the master offering a well thought out walk in dressing area and large en-suite. There is also access to the loft space, which spans the whole floor area of the house.

Outside there is a large sweeping gravel driveway to the front with ample off road parking and a double garage. There is side access to the rear garden filled with mature planting beds, a good sized lawn and patio. There is also a garden shed in the back corner with power and lighting.

- Five bedroom detached family home
- Located on a prestigious road within close proximity to Oxted high street and station
- Double garage
- Off street parking for several cars
- Amtico floors and quartz work surfaces
- British made Kessler kitchen with fitted Miele dishwasher and Bosch fridge & freezer
- Log burner
- Living space 4,316sq ft
- Council tax band H, £4,141.04pa
- EPC rating C (70)



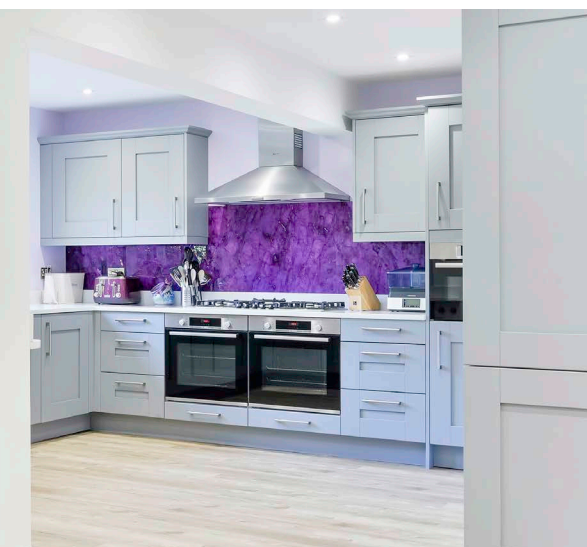
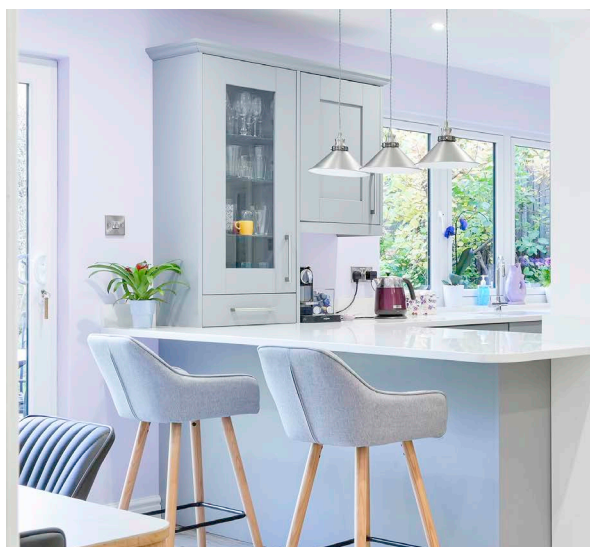
0.8 miles
Oxted



13 miles
Gatwick
Airport



0.8 miles
Oxted Mainline
Station

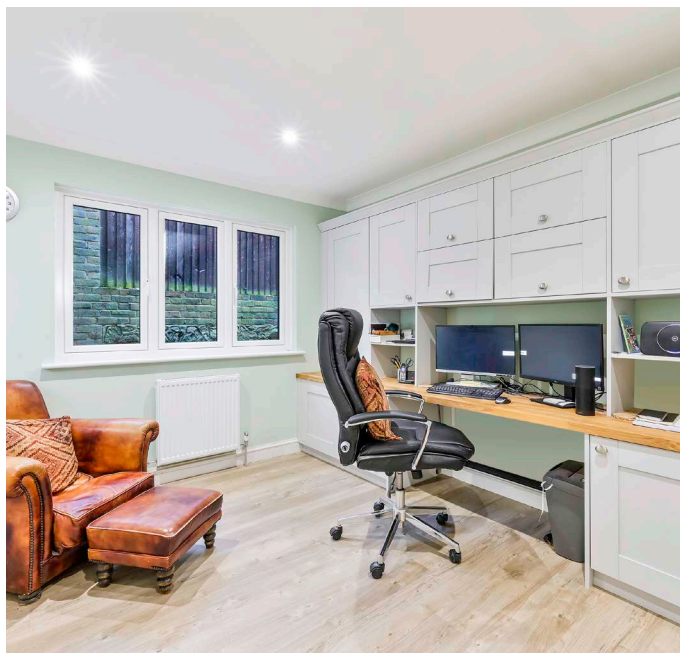
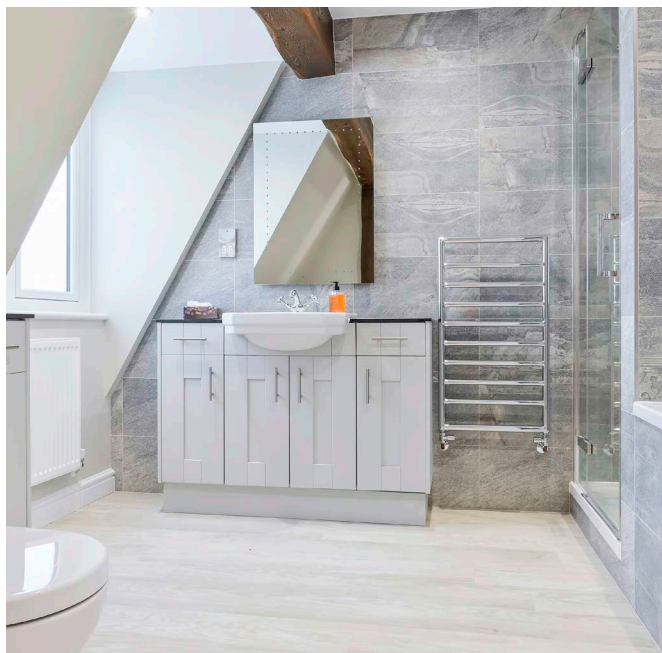


OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

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

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

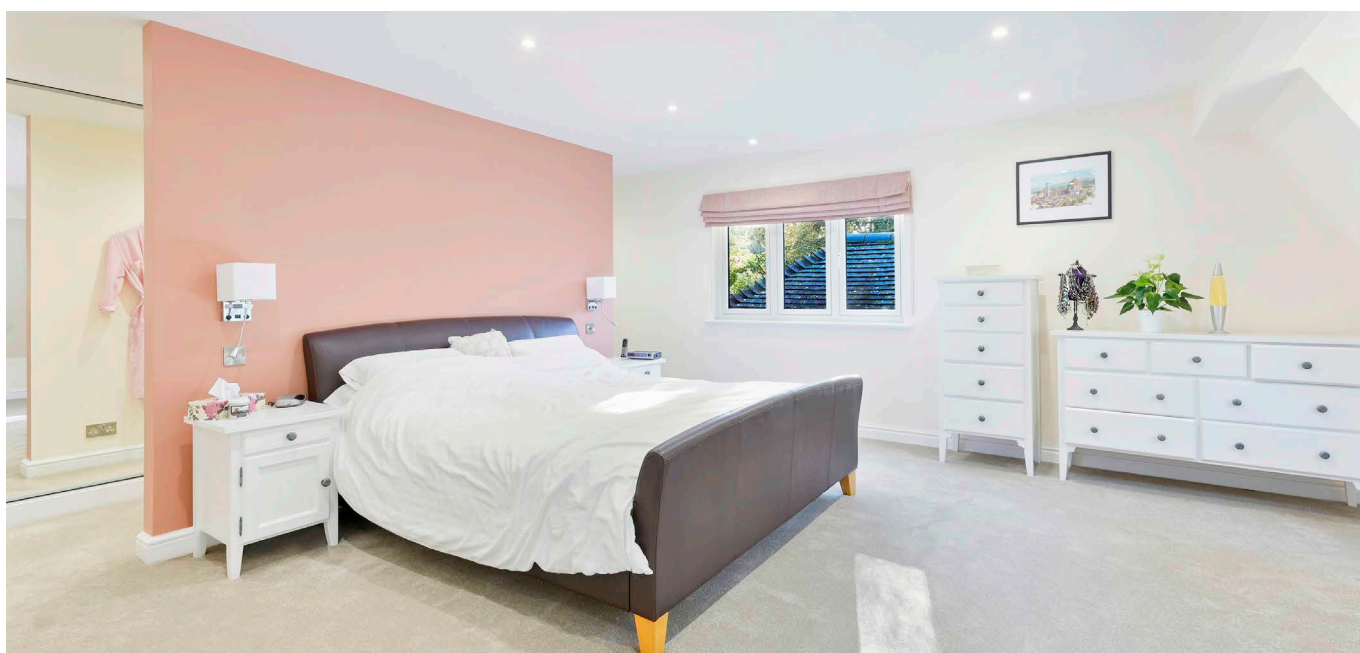
LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Situated on one of Oxted's premier roads. Oxted town centre is within walking distance which offers a leisure complex with swimming pool, independent boutique cinema, theatre, pubs, restaurants and a range of shops including a Morrisons and a Waitrose. There is a mainline railway station and the ever popular Master Park offering year round events.

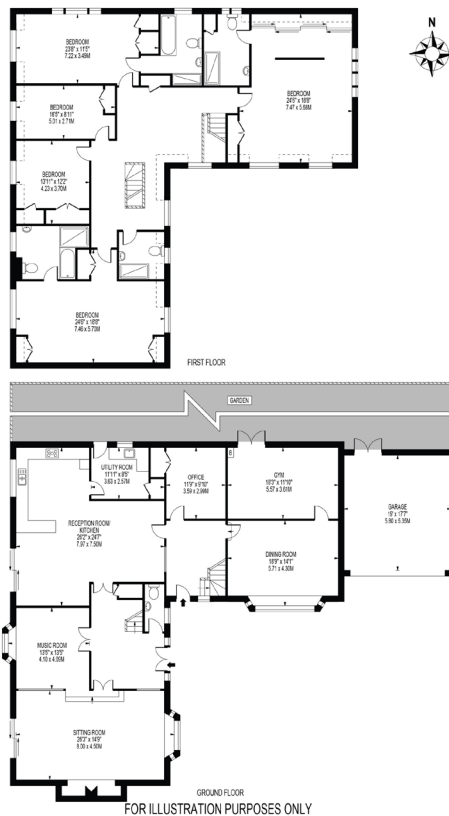
Junction 6 is approximately 3.3 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station (0.8 miles) provides fast trains to East Croydon (from 17 minutes), London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Hurst Green mainline railway station is only 1.1 miles distant.





ALDERWOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4316 SQ FT - 401.00 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 109 SQ FT - 10.16 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 346 SQ FT - 32.16 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.