



Southbank
Westerham Road,
Oxted,
RH8 0EP

Guide price of £775,000

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Robert
Leech. 

Southbank, 11 Westerham Road, Oxted, RH8 0EP

A beautifully presented three bed, Victorian home located within walking distance of Oxted town centre, which offers an abundance of restaurants, bars and shops as well as a theatre, leisure centre and mainline train station giving fast access to London.

The downstairs accommodation comprises a living room, family room, open plan kitchen/diner and cloakroom. The entrance hall is finished with the original floorboards and offers access to the living room where the character of this property continues with an impressive bay window fitted with plantation blinds and stained glass and a feature fire place complete with log burner. Continuing through the ground floor the family room also benefits from a log burner and built in shelving and cupboards giving a cosy feel. To the rear the property opens up to offer open plan living with a traditional fitted kitchen complete with plenty of wall and base units, a breakfast bar and integrated appliances. The open plan dining room follows on from the kitchen and is flooded with light through the almost entirely glass rear wall which opens up to give access to the patio.

Upstairs, on the first floor, there are two double bedrooms and a family bathroom. The master bedroom offers built in wardrobes, large sash windows and a feature fire place whilst bedroom two gives fantastic views over the rear garden and beyond. On the second floor the loft has been cleverly converted to make way for a sizeable bedroom and en-suite whilst maintaining some eaves storage.

Outside there is large garden with elevated, far reaching views to the north downs. Immediately to the rear there is a good sized patio area ideal for hosting with a long garden mostly laid to lawn with mature borders and a garden room at the end ideal for a gym or home office.

- Built 1899
- Semi-detached Victorian property
- 3 bed, 2 bath, 2 recep
- Large garden
- Open plan kitchen/dining area
- Town centre location
- 0.3 miles to Oxted Station
- Living space 1,388sq ft
- Garden room with power
- Council tax band E £2,643.38



0.2 miles
Oxted



12.4 miles
Gatwick
Airport



0.3 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

Located just 0.2 miles from Oxted high street with the town of Oxted offering good schools, a mainline railway station, a leisure complex with swimming pool, an independent boutique cinema, theatre and many pubs & restaurants, whilst also benefiting from a range of shops including Morrisons and Waitrose.

Junction 6 is approximately 3.3 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station (0.4 miles away) provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Gatwick Airport is just 13.4 miles by car.



FAQ'S

- Built 1899
- Purchased July 2019
- Tandridge District Council
- Council Tax Band E £2,643.38 pa
- Rear extension done by previous owners in 2014 and erection of outbuilding in 2017
- Integrated dishwasher, fridge, cooker, oven, washing machine will be staying
- Boiler last serviced October 21
- Electric underfloor heating to bathroom
- Wet underfloor heating to Kitchen





WESTERHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1388 SQ FT - 128.96 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 17 SQ FT - 1.61 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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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.
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