



An attractive wing of an impressive Georgian mansion offering scope to update, set in beautiful west facing gardens.

Oxted Place West, Broadham Green Road, Oxted, Surrey, RH8 9PF

£850,000 Freehold





- Attractive wing with versatile accommodation
- Scope to update • Beautiful southwest facing gardens
- Studio and Home office • Triple garage
- Private road location
- Hurst Green Station approx. 1.3 miles
- Oxted station approx. 1 mile

Local Information

- Oxted offers an excellent range of schools, a mainline station, Everyman Cinema and an excellent range of restaurants and bars.
- Comprehensive Shopping: Oxted (1.9 miles), Sevenoaks (10.9 miles) and Bluewater (24.2 miles).
- Mainline rail services: Hurst Green (1.3 miles) and Oxted (1.8 mile) to Victoria and London Bridge. Thames Link trains to Blackfriars, Farringdon and London St Pancras International. Sevenoaks Station (10.4 miles) Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Oxted, Limpsfield and Westerham.
- State Schools: Oxted.
- Private Schools: Hazelwood mixed preparatory school in Limpsfield Chart. Radnor House in Sundridge. The Public Schools at Sevenoaks, Tonbridge and Caterham. Independent girl's secondary schools in Woldingham and Sevenoaks.
- Leisure Facilities: Leisure pool complex in Oxted Limpsfield Tennis and Squash Club. Health centre and. Public and private golf courses including Tandridge Golf Club, Limpsfield Chart and Westerham.
- The M25 can be accessed at junctions 5 or 6, which link to other motorway networks and Gatwick and Heathrow Airports.
- All distance are approximate.

About this property

Oxted Place West is a unique and attractive wing of an impressive property within beautiful established grounds on the outskirts of Oxted, accessed by a private driveway.

- The property was converted into a separate dwelling in 1975 and has been the home of the owner for the last 46 years. It now offers the incoming purchaser the opportunity to update to suit their individual requirements.
- The versatile three storied accommodation is well presented. Leading off the large entrance hall is a spacious guest bedroom, with a boot room and shower room with its own entrance door leading onto the drive. There is a fully equipped utility room off the entrance hall and a wine store.
- On the first floor, the spacious double aspect sitting/dining room has a Jet Master log fire and a balcony with views over the garden. On the same floor is the generously proportioned double aspect kitchen/breakfast room fitted with a range of bespoke wall and base units, with room for a large table. There is recently lapsed planning permission to extend the room over the boot room/shower room below. Next to the kitchen is a study/office with fitted bookshelves which could double-up as a bedroom with a well-appointed bathroom next to it.



- On the top floor is the large and bright double aspect master bedroom, with a Jack and Jill compact shower room which connects to the adjacent bedroom. Off this room, is a small dressing room with a washing machine and tumble dryer.

- In the yard area, there is large log/garden potting shed alongside a triple garage, fitted with metal shelving, with adjacent parking for several cars. The two storey outbuilding known as "The Gardeners' Office" has a large ground floor storage area fitted with metal shelving. Above there is home office/studio accommodation accessed by a short flight of steps from the garden.

- The charming flagstone paved courtyard, with steps up to a further paved area, is an ideal area for al fresco entertaining. The southwest facing garden comprises a large lawn with well stocked borders, including an ancient azalea and magnolia, dogwood and maple trees. In total the area is about 0.32 of an acre.

- Please refer to the floorplans for the full layout and extent of the accommodation.

Agent Note:

There is a flying freehold between the main reception room and the ground floor kitchen of Oxted Place.

Agent Note:

On the other side of the garden trellis, there is a gravel path over which the owner of Oxted Place has a right of way.

Services

Mains water and electricity connected. Oil fired central heating. Private drainage.

Tenure

Freehold

Local Authority

Tandridge District Council

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Telephone:

+44 (0) 1732 789 700.

Directions

From the M25 junction 6, follow the A25 east towards Oxted and Westerham. On passing Tandridge Golf Course on the right hand side continue down the hill taking the next right to Old Oxted. Turn right onto Beadles Lane which continues onto Hall Hill and in turn onto Broadham Green Road. After about 0.2 of a mile the entrance to Oxted Place will be found on the right hand side. Follow along this drive keeping right where Oxted Place West will be found.

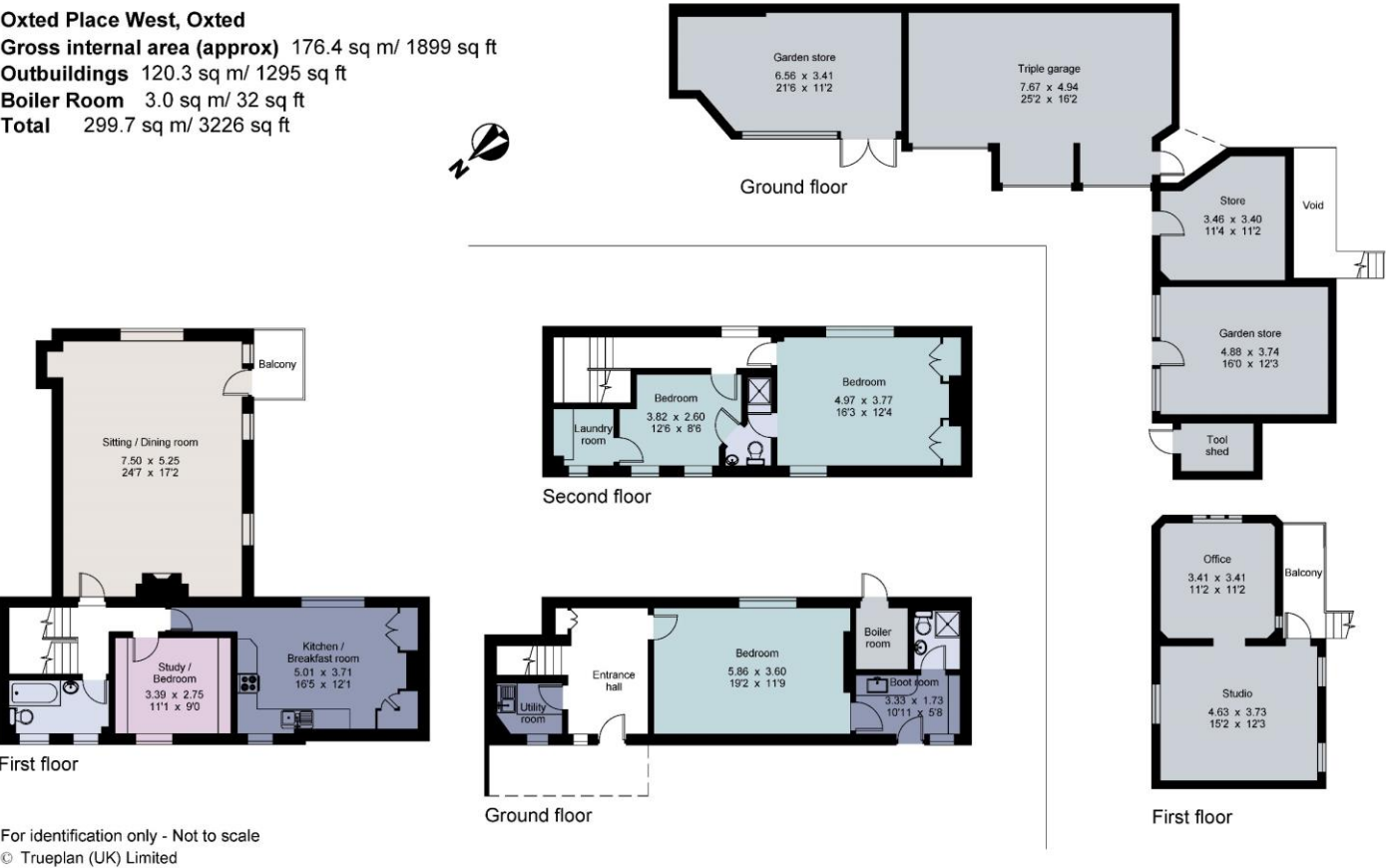




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Gross Internal Area 1899 sq ft, 176.4 m²



Oxted Place West, Oxted
Gross internal area (approx) 176.4 sq m/ 1899 sq ft
Outbuildings 120.3 sq m/ 1295 sq ft
Boiler Room 3.0 sq m/ 32 sq ft
Total 299.7 sq m/ 3226 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	30
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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