



Elegant Edwardian family home set in delightful gardens.

Hammerwood, Wilderness Road, Oxted, Surrey, RH8 9HS

£1,675,000 Freehold



- Superbly presented fully modernized Edwardian home
- Fine period features • Oxted town and station approx. 10 mins by foot • Terraced gardens • Double garage and parking

Local Information

- Hammerwood is located on a quiet residential road approx. 0.5 mile from the centre of Oxted.
- Oxted offers comprehensive shopping, including several supermarkets.
- Mainline Rail Services: Oxted Station is a ten-minute walk from Hammerwood and offers a frequent service to Victoria and London Bridge, as well as Thameslink trains to Blackfriars, Farringdon and London St Pancras International.
- Primary Schools: Oxted and Hurst Green.
- State School: Oxted.
- Private Schools: Hazelwood mixed preparatory school. There are Public Schools at Sevenoaks, Tonbridge and Caterham, and independent girls' secondary schools in Woldingham and Sevenoaks.
- Leisure Facilities: newly refurbished cinema and a poo/gym complex in Oxted; Limpsfield Tennis and Squash Club; golf courses at Tandridge, Limpsfield Chart and Woldingham.
- All distances are approximate.

About this property

Hammerwood is an Edwardian house on three floors plus a cellar which has been recently modernised and stylishly refurbished by the current owners whilst retaining many period features.

Main points of note include:

- A modern fitted kitchen, including an island unit with breakfast bar, integrated appliances and an AGA;

- A main reception room with double doors leading to the garden, and a study, both with a wood burning stove, and one further spacious reception room;
- Stylish bathroom suites by C P Hart including underfloor heating, and one with a modern slipper bath and wetroom;
- Designer double glazed windows;
- A principal bedroom suite with views over the rear garden and a dressing area with fitted wardrobes;
- Four further bedrooms and a dressing room;
- A well-maintained and attractively landscaped rear garden with an ornamental fish pond, a seating area with an arbour, a vegetable garden enclosed by fruit trees and a vine, and an Alitex greenhouse;
- An entrance gate leading to imperial steps flanked by a wisteria enclosing a front seating area with a summerhouse.
- The property includes a double garage with further off road parking.
- The modernisation work has been carried out to the highest contemporary environmental standards enabling Hammerwood to achieve an EPC rating of C.

Directions

From the M25 junction 6, follow the A25 east towards Oxted and Westerham. At the traffic lights at the railway bridge by Morrisons, turn right into Woodhurst Lane and then take the first right into Wilderness Road and Hammerwood will be found on the right hand side.





Hammerwood, Wilderness Road, Oxted, Surrey, RH8 9HS
Gross Internal Area 3671 sq ft, 341 m²

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Hammerwood, Oxted
Gross internal area (approx) 341.1 sq m/ 3671 sq ft
Cellar 22.6 sq m/ 243 sq ft
Garage 28.6 sq m/ 307 sq ft
Garden Store 7.8 sq m/ 83 sq ft
Total 400.1 sq m/ 4305 sq ft

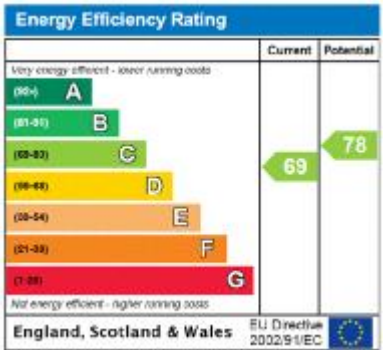


Tenure Freehold

Local Authority
Tandridge District Council

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



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