



Impressive modern property with stylish and well-proportioned accommodation set within a semi-rural location.

**Bridle Barn, Popes Lane, Oxted, Surrey, RH8 9PL**

£1,950,000 Freehold









- Superbly presented family home
- Well proportioned
- Versatile accommodation
- Hurst Green Station approx. 1.5 miles
- Wonderful landscaped gardens
- About 1 acre

#### 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 (2.4 miles), Sevenoaks (11.7 miles) and Bluewater (25 miles).
- Mainline rail services: Hurst Green (1.5 miles) and Oxted (2.8 mile) to Victoria and London Bridge. Thames Link trains to Blackfriars, Farringdon and London St Pancras International. Sevenoaks Station (11.2 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 girls secondary schools in Woldingham and Sevenoaks.
- Leisure Facilities: Leisure pool complex in Oxted. Limpsfield Tennis and Squash Club. Public and private golf courses including Tandridge Golf Club, Limpsfield Chart and Westerham. All distances are approximate.

#### About this property

Bridle Barn is an impressive modern family home built in 2014 to a high specification. The stylish and versatile accommodation is immaculately presented and provides areas for both formal entertaining and family living. Features include contemporary bathrooms, a bespoke kitchen, engineered oak flooring, some panelling and in-ceiling speakers. Of particular note are the wonderful landscaped gardens which provide an attractive backdrop to the property and in total amount to about one acre. Also of note is the lapsed planning permission to link the house to the garage creating a games room and office.

- The front door leads to the striking double height entrance hall with stairs rising to the galleried landing.
- The reception rooms comprise a sitting room, partly open to the garden room which has wonderful views over the gardens. The dining room and the study both have an outlook to the front.
- The superbly proportioned kitchen/breakfast/family room is triple aspect with bi-folding doors to the gardens and is ideal for every day family living. The family area features a brick fireplace with wood burning stove and the kitchen is fitted with a comprehensive range of bespoke cupboards with matching island unit. Integral appliances include an oil fired Aga.



- Arranged over the first floor is the principal suite comprising a generous double aspect bedroom, fitted dressing room and an impressive en suite bathroom with walk-in shower.
- There are four further bedrooms, two of which are served by well-appointed en suite shower rooms. The family bathroom has a separate shower and completes the accommodation.
- A sweeping gravel drive leads to the property and the detached garage which also has a store room, utility room and cloakroom.
- The wonderful landscaped gardens are a real feature and comprise areas of level lawn interspersed with trees and flanked with beds stocked with structural planting. The rear garden is divided into three areas. By the house is a paved terrace with inset beds and sliver birch trees which provides an ideal area for al fresco entertaining. Dividing the second area is a further paved terrace with standard lime trees. On from here is a less formal lawn flanked by lavender beds and the last area has raised decking with a timber pergola and attractive grass beds.

Lapsed planning: 2016/1373-  
Erection of link between dwelling and existing garage in association with conversion of garage to games room.

### 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 and continue onto Hall Hill passing thought Broadham Green. Broadham Green Road then becomes Gibbs Brook Lane. Turn left onto Popes Lane. After about 0.9 miles Bridle Barn will be found along on the left just before Holland Road on the left.

### Tenure

Freehold

### Local Authority

Tandridge District Council

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.  
Telephone:  
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Bridle Barn, Popes Lane, Oxted, Surrey, RH8 9PL  
Gross Internal Area 4134 sq ft, 384.1 m<sup>2</sup>

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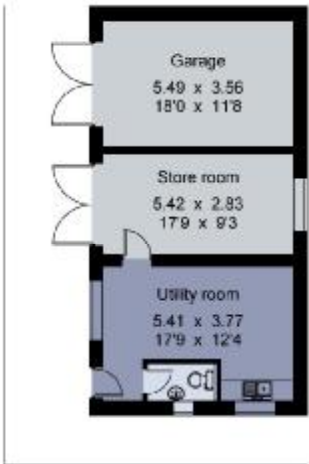
Bridle Barn, Oxted  
Gross internal area (approx) 384.1 sq m/ 4134 sq ft  
Garage Building 59.8 sq m/ 643 sq ft  
Total 443.9 sq m/ 4777 sq ft



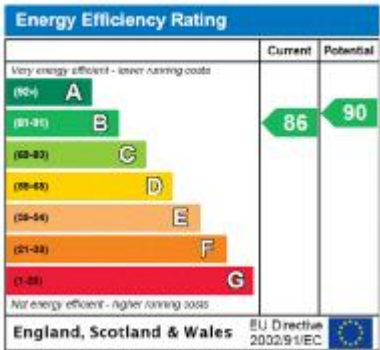
Ground floor



First floor



For identification only - Not to scale  
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