



A striking and elegant family home of excellent proportions set within park-like grounds well located for road and rail links

Court Langley, Westerham Road, Oxted, Surrey, RH8 0ED

£2,500,000 Freehold



- Impressive family home
- Superbly presented
- Versatile accommodation
- Heated swimming pool
- Park-like grounds of about 2 acres
- Oxted station approx. 0.75 miles

Local Information

• Comprehensive Shopping: Oxted (0.5 mile), Sevenoaks (8.9 miles), Bluewater (22.1 miles).

• Mainline Rail Services: Oxted (0.75 miles) to Victoria and London Bridge. Thames Link trains to Blackfriars, Farringdon and London St Pancras International.

• 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. Health centre and. Public and private golf courses including Tandridge Golf Club, Limpsfield Chart and Westerham.

• All distances are approximate.

About this property

Court Langley is a most impressive country house believed to date from the 1920s and conveniently situated for Oxted town centre and mainline station. The property is arranged across three floors and amounts to more than 5,200 sq ft, providing a superb space for family living. The property is beautifully presented throughout and features include multi-paned sash windows, high ceilings, some wall panelling, solid wood flooring and attractive fireplaces. The property is set in park-like grounds of approx. 2 acres and features a heated swimming pool.

• The principal receptions rooms provide excellent areas for both formal and informal entertaining. The drawing room and dining room both feature [bay/bow] windows and open fireplaces. The orangery is a light and welcoming area with three sets of double doors providing access to and overlooking the terrace and swimming pool. There is also a well-proportioned study with fitted shelving.

• The superb kitchen/breakfast room is triple aspect with roof lanterns, double doors to the terrace and a further door to the enclosed courtyard. The kitchen is beautifully appointed with a range of fitted cupboards, a central island and integral appliances, complemented by granite work surfaces.





The kitchen is open-plan to an inviting informal sitting room with vaulted ceiling and wood burning stove.

- Completing this floor is a family/tv room, a utility room, a shower room and a cloakroom.

- Arranged over the first floor, are four bedrooms, one with an en suite shower room and dressing area. There is also a family bathroom with freestanding bath and separate shower.

- Two further bedrooms both with en suite facilities are situated on the second floor and complete the accommodation.

- The property is approached via timber gates and a sweeping driveway with stone steps leading up to the imposing front entrance. There is extensive parking, a tandem garage and access to the walled courtyard. Steps to the side of the property lead down to a one room cellar.

- The gardens provide a striking backdrop to the property, consisting of large areas of lawn with a variety of established trees and shrubs to the borders, providing a high degree of privacy. There are attractive York stone terraces, one surrounding the swimming pool and adjoining pool house, and a further terrace provides an ideal area for al fresco entertaining. In total the grounds amount to about 2 acres.

Directions

Proceed west along the A25 from Westerham High Street for approximately three miles towards Limpsfield. Pass through the set of traffic lights at the junction with Limpsfield Village and continue for approximately 500 yards and the wooden gates leading to Court Langley can be found on the left hand side.

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: +44 (0) 1732 789 700.







Court Langley, Oxted

Gross internal area (approx) 490.0 sq m/ 5,274 sq ft

Cellar 8.5 sq m/ 91 sq ft

Garage 39.1 sq m/ 420 sq ft

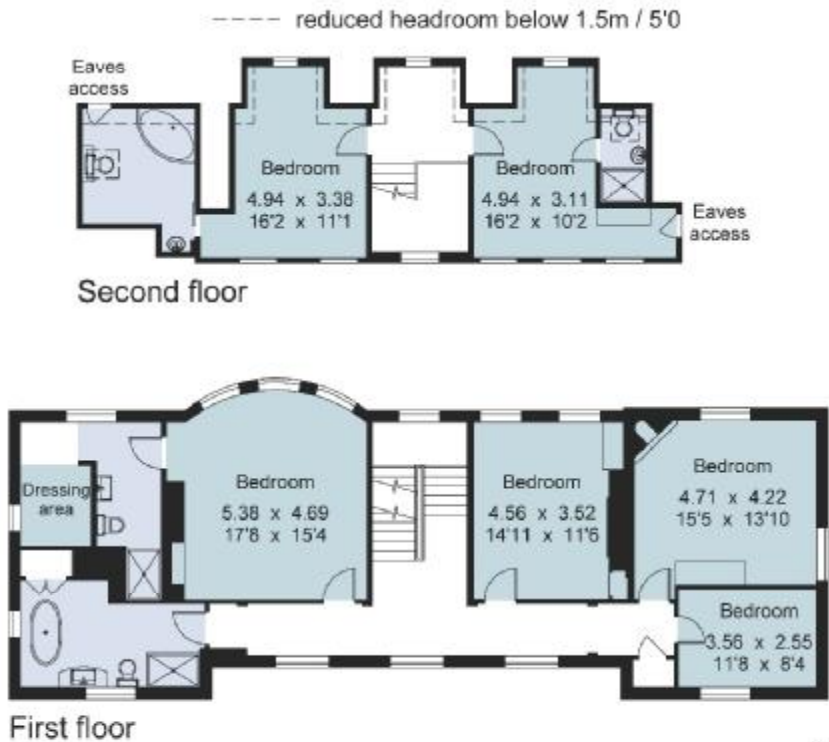
Total 537.6 sq m/ 5,785 sq ft



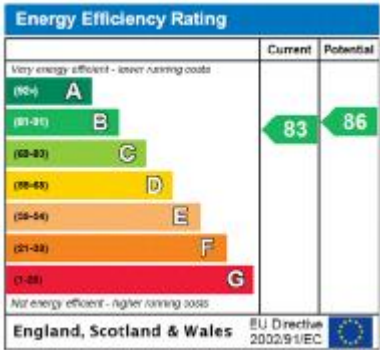
Court Langley, Westerham Road, Oxted, Surrey, RH8 0DE
Gross Internal Area 5274 sq ft, 490 m²
Cellar 91 sq ft, 8.5 m²
Garage 420 sq ft, 39.1 m²
Total 5,785 sq ft, 537.6 m²



Court Langley, Oxted



For identification only - Not to scale
© Trueplan (UK) Limited



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201211TNWI

