



Stylishly presented & extended family home, well located for the station & town

**5a Bluehouse Lane, Oxted, Surrey, RH8 0AA**

**£1,050,000 Freehold**





- Superbly presented • Well-proportioned accommodation
- Oxted station approx. 0.3 miles • Home office
- Established west facing garden • Detached garage

**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 (0.9 miles), Sevenoaks (9.7 miles) and Bluewater (23 miles).
- Mainline rail services: Oxted (0.3 mile by foot) to Victoria and London Bridge. Thames Link trains to Blackfriars, Farringdon and London St Pancras International.
- 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. Health centre and. Public and private golf courses including Tandridge Golf Club, Limpsfield Chart and Westerham.
- All distances are approximate.

**About this property**

5a Bluehouse Lane is a beautifully presented part timber frame family home which has been updated and extended to a high specification by the current owners. The property provides light, stylish and well-proportioned accommodation arranged over two floors, with a superb modern kitchen and contemporary bathroom suites.. Also of note is the detached garage, which incorporates a home office, and an established west facing rear garden, which provides a lovely backdrop to the property. Of particular note is the excellent

location, set in a residential road, yet only 0.3 of a mile from the station.

- The double aspect sitting room provides an ideal area for entertaining, and has an outlook to the front.
- The impressive kitchen is fitted with a range of wall and base units, with an island unit incorporating a breakfast bar and integral appliances.
- The adjoining dining/family room is perfect for informal family living, with roof lanterns and bi-folding doors to the rear decked terrace.
- A bedroom and stylish shower room completes this floor.
- Arranged over the first floor are three bedrooms, one with a charming balcony and a walk-in wardrobe, all with fitted wardrobes, and a well-appointed family bathroom with separate shower.
- To the front, there is an area of brick edged artificial lawn with established borders, and the detached garage, with the home office above.
- The charming rear garden enjoys a westerly aspect, with a generous terrace ideal for al fresco entertaining. The lawn is flanked on both sides with close board fencing and mature beds, stocked with a variety of trees and flowering shrubs, providing year-round interest and colour, with a high degree of privacy. There is also a garden shed.
- Please refer to the floorplans for the full layout and extent of the accommodation.









5a Bluehouse Lane, Oxted, Surrey, RH8 0AA  
Gross Internal Area 2115 sq ft, 196.5 m<sup>2</sup>

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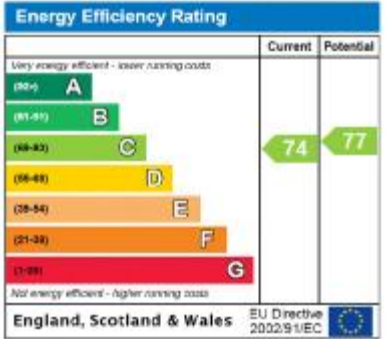
Approximate Area = 196.5 sq m / 2115 sq ft  
Annexe = 57.7sq m / 621 sq ft  
Total = 254.2 sq m / 2736 sq ft (Including Eaves)  
Including Limited Use Area (12 sq m / 129 sq ft)  
For identification only. Not to scale.  
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**Local Authority**  
Tandridge District Council. Tax Band 'G'

**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 left signposted Oxted town centre. Continue along Church Lane to the roundabout and take the first exit (Church Lane). The road bears round to the right and becomes Bluehouse Lane. On the left, between No 3 and No 7, there is an gravelled entrance which leads onto the driveway for No 5a.

**Viewings**  
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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