



Impressive and well-presented family home with planning permission and established gardens, set within a semi-rural location.

Upper Gincox Farm, Popes Lane, Oxted, Surrey, RH8 9PL

£1,500,000 Freehold





- Well-presented family home with planning to extend
- Spacious accommodation
- No onward chain
- Hurst Green Station approx. 1.5 miles
- Established gardens
- Views over countryside
- About 0.6 of an 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

Upper Gincox Farm is an attractive family home set within a wonderful semi-rural location with views over the adjoining countryside. The property is well presented and provides versatile accommodation, ideal for both formal entertaining and family living. The established gardens of about 0.6 of an acres includes a detached double garage with a generous drive for parking. Also of note is the proximity to Hurst Green station being only 1.5 miles distance, ideal for access to London.

- The principal reception rooms comprise a striking double aspect sitting room with a feature wall incorporating a fireplace with wood burning stove and double doors to the rear garden. The dining room has an outlook to the rear and the family room has views to the front and adjoins the kitchen.
- The spacious kitchen/breakfast room is fitted with an attractive range of farmhouse style wall and base units with space for appliances. There is access to the adjoining utility room with additional storage and space for appliances, and both rooms have doors to outside.
- From the entrance hall is a study and separate cloakroom.
- The first floor landing has an outlook to the rear with far reaching views.



- There are five double bedrooms all with an attractive outlook and one served by a modern en suite bathroom with separate shower.
- The stylish family bathroom completes the accommodation.
- The house is approached via electrically operated wooden gates over a brick herringbone drive providing ample parking and leading to the detached timber frame garage with two open bays and an adjoining store.
- The established gardens surround the property with mixed hedging to the front boundary and a number of mature trees within the gardens. To the rear is a generous decked terrace providing an ideal area for al fresco entertaining and to enjoy the views over the surrounding countryside beyond.

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 through Broadham Green. Broadham Green Road then becomes Gibbs Brook Lane. Turn left onto Popes Lane. After about 0.9 miles Upper Gincox Farm will be found along on the left just before Holland Road on the left.

Planning permission:

2021/1241 Erection of single storey rear extension and two dormer windows to existing rear roof slope in connection with conversion of loft to habitable accommodation. (Certificate of Lawfulness for Proposed use or Development)

Tenure

Freehold

Local Authority

Tandridge District Council

Services

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

Access to fibre connection available for full fibre broadband (900mbps) - source BT website postcode checker

Energy Performance

EPC Rating = E

Viewing

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



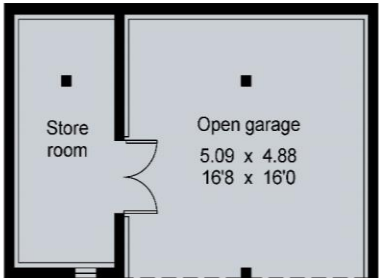



Upper Gincox Farm, Popes Lane, Oxted, Surrey, RH8 9PL
Gross Internal Area 2258 sq ft, 209.8 m²

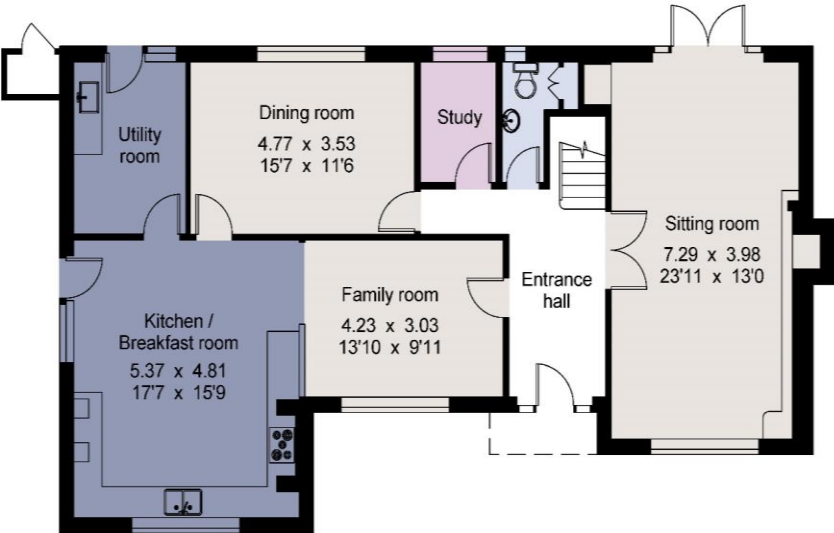
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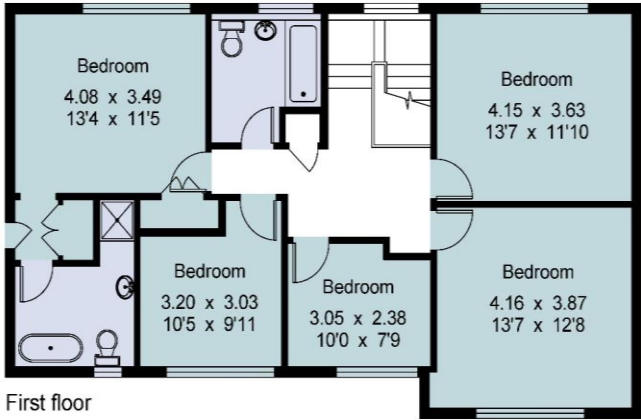
Upper Gincox Farm, Oxted
Gross internal area (approx) 209.8 sq m/ 2258 sq ft
Open Garage 37.1 sq m/ 399 sq ft
Total 246.9 sq m/ 2657 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



Ground floor



First floor

For identification only - Not to scale
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