



Caxton House,  
Caxton Lane,  
Oxted,  
RH8 0TE

Asking price of £350,000



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Robert  
Leech.



# Caxton House, Caxton Lane, Oxted, RH8 0TE

This apartment has been lovingly renovated by the current owners and offers a mixture of contemporary styling with character features. It is situated at the end of a quiet lane and set in beautiful gardens with incredible views over open countryside.

Step into the hall, and you will note the useful built in storage cupboard for coats and shoes plus a loft area which runs the length of the hallway. The well appointed kitchen features a high ceiling and double aspect windows; the units are in a neutral colour with contrasting oak worksurfaces and breakfast bar. Built in appliances include a Bosch gas hob and electric fan oven. There is space for washing machine and fridge freezer. A handy pantry area provides storage for your every day items from plates to groceries. The built in wine chiller is included in the sale - great for the Summer months to pack a picnic to take down to the communal gardens.

The lounge with its stunning high ceiling benefits from having a large bay window with secondary glazing. A lighting system which is adjustable, is situated around the bay window area, this offers mood lighting to the room. Designer extras include a motorised concealed TV lift and decorative window screen. A new cast iron radiator completes the look. The shower room is contemporary styled with fashionable tongue and groove panelling to dado level. The room features a modern vanity unit, w.c, double sized shower cubicle with tower shower, with drench shower head and hand held shower. The flooring is laid in a beautiful salvaged teak sourced from a 1950's Italian Liner.

It is worth noting that the current owners have had modern sound proofing professionally installed to the ceiling of the property, throughout, except for the kitchen and bathroom.

Both the bedrooms are doubles; the main bedroom features built in storage. Both have been designed in colours to give a relaxing feel; with high ceilings, feature lighting and bespoke features.

- Built 1880
- Ground floor apartment with private entrance
- Two double bedrooms and bathroom
- Residents Parking
- Communal grounds with stunning views
- Laundry room, cellar room and viewing tower
- Share of freehold
- Lease is excess of 900 years
- EPC rating D (58)
- Council Tax Band D (£2,077.08pa)



2.5 miles  
Oxted



21.5 miles  
Gatwick  
Airport



2.5 miles  
Hurst Green  
Mainline  
Station



OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

REIGATE  
1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

LINGFIELD  
27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## FAQ'S

- Built 1920
- Purchased 2013
- Leasehold (1/14 share of freehold)
- Tandridge District Council Band D (£2077.08pa)
- Worcester Bosch Combi boiler installed 2019
- Mains gas
- Traditional radiator central heating
- Electric underfloor heating to kitchen
- Electrics professionally checked 2021
- Sewerage treatment plant located in field below Caxton House
- Communal Laundry Room, Tower, Summer House, Greenhouse, Washing Lines, Gardens
- Managing agent is Caxton House Management Company (CHMC)
- Service Charge is £3,000pa
- Sinking fund in place
- Unallocated parking

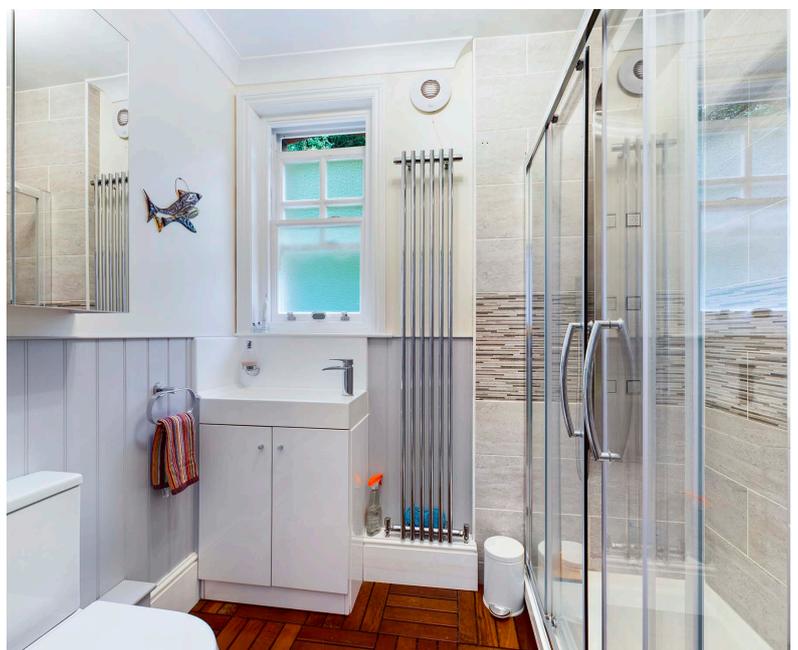
## OUTSIDE

Outside Caxton House you will find the wonderful communal gardens which include large areas of lawn to sit back and relax. Coupled with the fantastic views across the surrounding countryside and the well stocked flower beds the gardens are a delight. The use of the communal summer house will add to your leisure time, with plenty of room for entertaining and chats. If gardening is your new past time then the the greenhouse provides a great space to escape to tend to your favourite plants. To experience 360 panoramic views Caxton House also has a viewing tower to admire the far reaching views. Allocated extra storage can be found in the basement of the building, where owners may store more bulky items. Parking-To the front of the building there is a parking area which provides residents and visitors unallocated parking.



## LOCATION AND TRAVEL

The property is situated on Limpsfield Chart at the end of a quiet private lane in a superb rural setting surrounded by open countryside, the front elevation faces south west and enjoys extensive views towards the South Downs. Although surrounded by National Trust common and woodland, the apartment is conveniently situated; Oxted town centre, with its wide range of shops, supermarkets, main line station, library, boutique cinema and leisure complex is about 2 miles distant.





Approximate total area<sup>(1)</sup>  
 739.16 ft<sup>2</sup>  
 68.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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