



Hookwood Park,  
Limspfield,  
RH8 0DU

Guide Price £1,450,000



5



2.5



4

Robert  
Leech.





# Hookwood Park, Limpsfield , RH8 0DU

Approached via a long driveway off the highly regarded, secluded road of Hookwood Park in the centre of Limpsfield village this family home offers an abundance of accommodation.

Enter into a generous entrance hall, which gives way to three reception rooms including a formal dining room and two living rooms. In addition there is a study and large kitchen diner and a downstairs cloakroom. The kitchen is fitted with traditional wall and base units finished with granite worktops whilst the dining area benefits from a glazed roof and french doors onto the garden. There is also a useful, good sized utility room with space for further appliances and access to the other side of the garden.

Upstairs the property benefits from a large master suite with walk in dressing area and en suite bathroom including a bath, shower and his and hers sinks. There are four further double bedrooms, including three with built in wardrobes and one with an en suite shower room. There is also a family bathroom complete with shower over bath, W/C and hand basin.

Outside the garden is split with lawn and patio areas to either side of the property. The garden benefits from a garden room/home office with power and lighting. The property offers off road parking for a number of cars as well as a double garage.

- Built 1973
- Detached family home
- Freehold
- 5 beds, 2 baths, 4 recep
- Village location
- 1.1 miles to Oxted mainline station
- Tandridge District Council
- Council tax band G, £3,461.80
- Living space 3,028 sq ft
- Highly regarded road



1.1 miles  
Oxted



14.2 miles  
Gatwick  
Airport



1.1 miles  
Oxted 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





## LOCATION AND TRAVEL

The delightful character village of Limpsfield is regarded as one of the prettiest in Surrey, with a friendly community feel offering local stores and a popular tennis and squash club. Limpsfield cricket and golf clubs are also nearby.

Oxted high street is approximately 1.1 miles away and boasts a mainline train station, choice of supermarkets including Waitrose and Morrisons, leisure facilities, a cinema and a range of pubs and restaurants.

Junction 6 of the M25 is only 4 miles away and provides access to Gatwick and Heathrow airports.





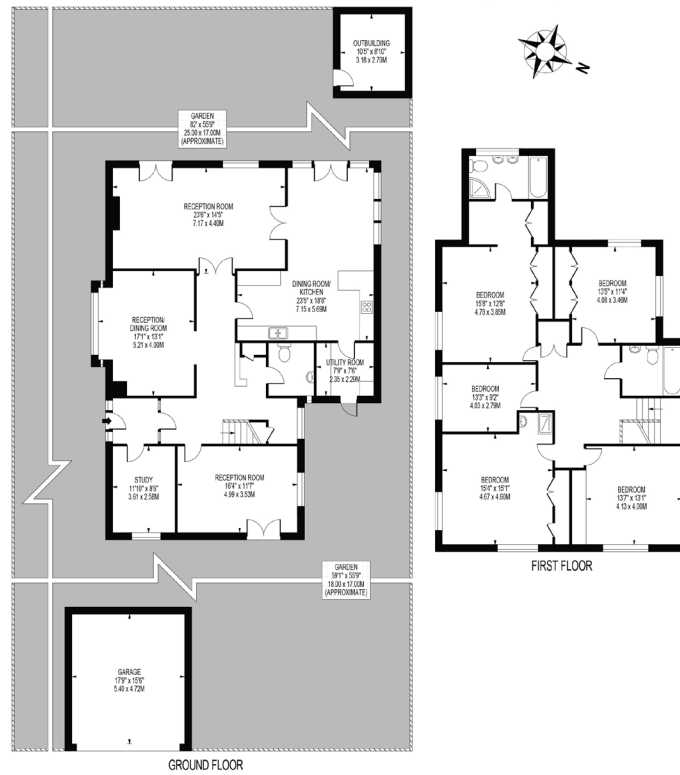


### CASTLETON HOOKWOOD PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3028 SQ FT - 281.27 SQ M  
(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 274 SQ FT - 25.49 SQ M

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 92 SQ FT - 8.59 SQ M



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