



The Autumn House,
Woodhurst Lane,
Oxted,
RH8 9HJ

Guide price of £2,500,000



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Robert
Leech 

The Autumn House, Woodhurst Lane, Oxted, RH8 9HJ

The Autumn House is without doubt one of the most exciting homes to come to the market this year. Built by our clients in 2021 to an exacting standard.

This spectacular residence is conveniently set back from the road yet equidistant between Oxted & Hurst Green station. Approached via a private drive and gates there is ample parking and double garage. Upon entering the front door, to your right there is a downstairs office space, cloakroom and utility area leading to the garage. To the left there is a black crittall window showing the stunning family area surrounded by exposed brick. There is a large guest suite and further reception room with direct access to a private courtyard. The outstanding kitchen and family area is surely where you will spend most of your time. With high end integrated appliances and large island there is plenty of space for socialising. Furthermore there is a large dining area, pool table and snug area.

On the first floor, the beautiful vaulted ceiling sets the tone for upstairs with plenty of natural light pouring in through every aspect. At one end of the property there are three double bedrooms, one with en-suite. To the other end of the home, running the width of the property is the principle bedroom. With walk in wardrobes and further storage leading to a luxury bathroom suite.

To access the south facing garden there are two bi-fold doors leading to a patio area with steps up to the garden area. Ideal for entertaining the property flows perfectly throughout. Designed for modern family living in mind and designed meticulously this house exceeds expectations in every department.

- Built 2021
- High spec finish throughout
- 5 beds, 4 bath, 3 receps
- 10 year Buildzone Warranty
- 0.8 miles to Oxted Station
- Chain Free
- South facing garden
- Living space 4,132 sq ft
- Council tax band G, £3,604.62pa
- Tandridge District Council



0.8 miles
Oxted



11.7 miles
Gatwick
Airport



0.8 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

Situated on one of Oxted's premier roads. Oxted town centre is within walking distance which offers a leisure complex with swimming pool, independent boutique cinema, theatre, pubs, restaurants and a range of shops including a Morrisons and a Waitrose. There is a mainline railway station and the ever popular Master Park offering year round events.

Junction 6 is approximately 3.3 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station (0.8 miles) provides fast trains to East Croydon (from 17 minutes), London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Hurst Green mainline railway station is only 1.1 miles distant.



FAQ'S

- Tandridge District Council (Band G) £3604.00
- Right of access through drive in Woodhurst Lane
- New Build completed 2021
- Build Zone Warranty expires 2031
- Dishwasher, 2 ovens, hob, fridge and freezer
- High efficiency boiler with hot tank installed 2021
- Traditional radiator central heating
- Fuseboard in garage
- Main water stopcock understairs behind access panel
- Intruder alarm connected to internet
- Treatment plant drainage
- BT broadband
- Freehold





THE AUTUMN HOUSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 4132 SQ FT - 384.01 SQ M

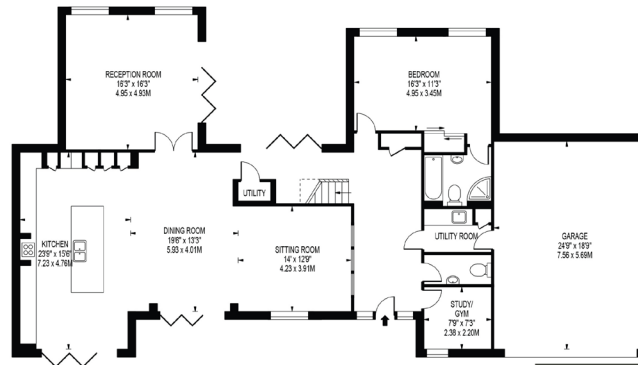
(INCLUDING RESTRICTED HEIGHT AREA, GARAGE & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 463 SQ FT - 43.02 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 206 SQ FT - 19.03 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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