



Brassey Hill,
Oxted,
RH8 0ES

Guide price of £1,945,000



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Robert
Leech. 

Brassey Hill, Oxted, RH8 0ES

An immaculately presented family home in the exclusive Brassey Hill area, on the Oxted/Limpsfield border. Set in a plot of around 0.36 acres the property offers ample off road parking, garage and South-West facing garden backing onto privately owned woodland.

Entering into an impressive entrance hall the ground floor comprises an office, snug, living room, dining room and kitchen as well as a utility room and cloakroom. The house is filled with light from all angles through the large windows and flows beautifully thanks to the glazed french doors to the snug and living room. The fitted kitchen benefits from traditional base and wall units as well as a large island complete with breakfast bar. Integrated appliances include a full length fridge and freezer, a dishwasher, Rangemaster oven and wine cooler. The kitchen flows effortlessly into the dining room which gives access directly onto the patio through french doors. The patio can also be accessed from the impressive living room which is centred around a feature fireplace and offers a dual aspect.

Upstairs there are five double bedrooms including a very impressive master suite giving views over the rear garden, complete with en-suite bathroom and walk in wardrobe. There are two other bedrooms with the benefit of en-suite bathrooms and a further two bedrooms and family bathroom completing the first floor. There is also a large loft that is fully boarded with lighting.

Outside there is a large driveway and double garage to the front. To the rear there is a good sized patio area leading to a large lawn that wraps around the house whilst also backing onto privately owned woodland. At the top of the garden there is a bespoke summer house which offer flexible space for home working, a gym or whatever the new owners decide.

- Detached family home
- Private gated development
- 5 beds, 4 recep, 4 baths
- Large South-West facing garden
- Off road parking and double garage
- Freehold
- Summer house
- Living space 2,842 sq ft
- Tandridge District Council
- Council tax band H, £4,141.04pa



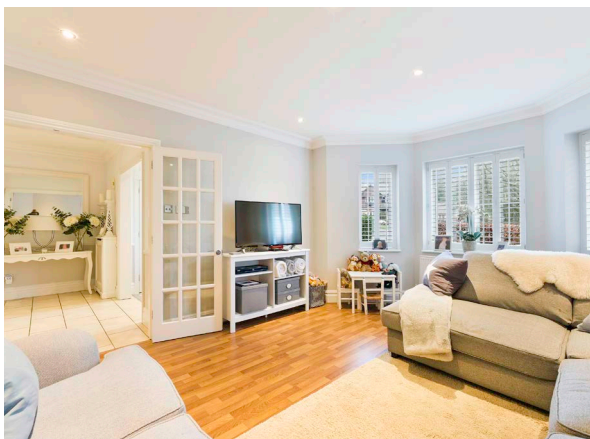
1 miles
Oxted



14.8 miles
Gatwick
Airport



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

Brassey Hill is a Private gated development on one of Oxted's best regarded residential roads, located in a highly sought-after area close to the villages of Limpsfield and Oxted and within walking distance of Oxted centre.

Limpsfield offers a variety of amenities including a shop/Post Office, well respected tennis club, coffee shop and popular infants' school, while popular commuter town Oxted has good shopping facilities, inns, restaurants, a multiplex cinema, The Barn Theatre, Tandridge Leisure Centre and both Waitrose and Morrisons supermarkets.

Leisure facilities include a tennis club, equestrian establishments, golf clubs at Tandridge and Limpsfield and nearby are the open spaces of Limpsfield Chart, ideal for walking.

Junction 6 of the M25 is just 3.8 miles away offering access to Gatwick Airport (14.8 miles) and the wider motorway network whilst Oxted Mainline Station (1 mile) has fast, direct services to London Bridge/Victoria in approx. 40 minutes.



FAQ'S

- Freehold
- Purchased 1998
- Built 1998
- Tandridge District Council Band H (£4,150pa)
- £875pa private road charge (maintenance, lawns and borders)
- Integrated dishwasher, oven, fridge, freezer and wine cooler are staying
- System boiler installed April 2019
- Boiler last serviced March 2022
- Mains gas
- Traditional radiator central heating
- Loft is boarded with lighting
- Stop cock under kitchen sink
- Mains sewerage
- Burglar alarm
- Management Company: Alexander Boyes
- Sinking fund in place (circa £40k)
- 7KW EV Chargemaster installed in 2017 and is operational



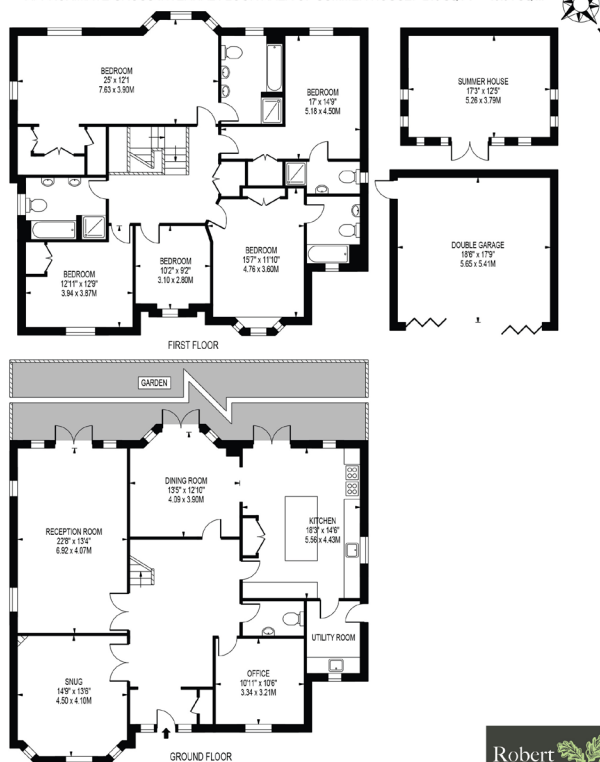


BRASSEY HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2842 SQ FT - 264.04 SQ M
(EXCLUDING DOUBLE GARAGE & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF DOUBLE GARAGE: 329 SQ FT - 30.57 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 215 SQ FT - 19.94 SQ M



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.
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