



Pastens Road,  
Limpsfield  
RH8 0RE

Guide price of £850,000



3



2



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Robert  
Leech. 

# Pastens Road, Limpsfield, RH8 0RE

The Coach House is a charming and unique property, originally designed by renowned Victorian architect Richard Norman Shaw and built as a working Coach House in 1897. In 2016 it received a comprehensive renovation creating a wonderful country home, with an abundance of character and period features.

The new owners will have the opportunity to take full advantage of the miles of country dog walks, local golf courses, horse riding and all manner of country pursuits that are literally on the door step. In spite of this, the property is walking distance to the local pubs and community store in Limpsfield and just 5 minutes drive into Oxted which is renowned for its excellent stores, cinema, restaurants, supermarkets and schools. Nearby Oxted and Hurst Green stations are a short drive away and offer reliable, fast transport links into Victoria and London Bridge.

The Coach House is ideal for busy young professionals, downsizing retirement couples and small families who appreciate a beautiful but manageable garden. The feel is contemporary but totally sympathetic to the building and its history, including limestone floors and oak woodwork. Any potential purchaser could simply move in without needing to do anything.

- Built 1897
- 3 Beds, 2 Bath, 2 Recep
- Freehold
- Sunny south westerly facing garden
- Fully renovated
- Spectacular contemporary finish
- Parking for 2 cars
- Private Road
- Council tax band F £2908.96pa
- Living space 1319 sq ft



1.6 miles  
Oxted



16.4 miles  
Gatwick  
Airport



1.6 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

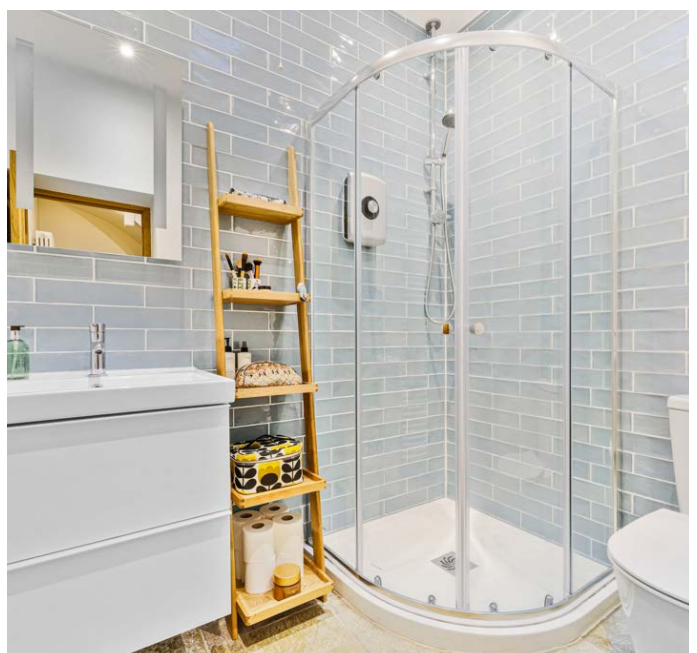
Situated on one of Oxted and Limpsfield's finest locations: Pastens Road sits in an Area Of Outstanding Natural Beauty (AONB) and is a private, no through road that offers an oasis of calm and peace for people wishing to escape from busy lives. The road sits on the Greensand Ridge which offers spectacular views over the Kent Weald and Tenchleys Park.

Approximately one and a half miles from either Oxted or Hurst Green stations, offering fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Junction 6 of the M25 is 5 miles away providing easy access to London and Gatwick airport.



## FAQ'S

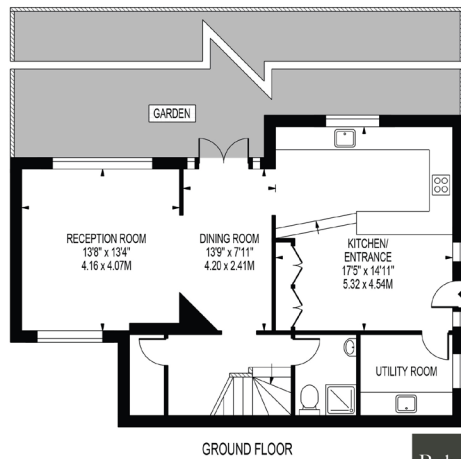
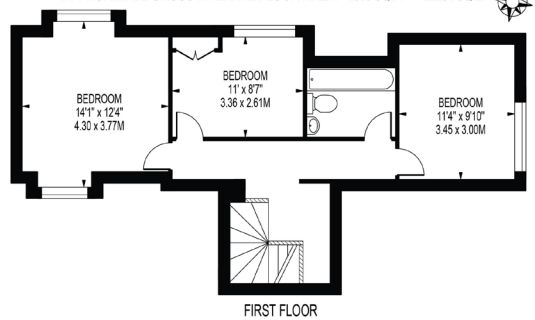
- Freehold
- Purchased 2019
- Built 1897 as a working coach house
- Not listed
- Tandridge District Council
- Tax band F: £2908.96pa
- Property is on a private road. The current owners participate in voluntary membership of the Pastens Road Association
- Current voluntary annual contribution £73pa
- All windows and doors replaced in 2017
- Entire new roof 2017
- Integrated appliances include cooking range, fridge, freezer and dishwasher
- Property is on mains gas, electricity, water and sewage
- Combi boiler installed 2017
- Traditional radiator central heating
- Complete rewire of entire house 2017
- Complete re-plumb of entire house 2017





**PASTENS ROAD,  
THE COACH HOUSE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1319 SQ FT - 122.54 SQ M



FOR ILLUSTRATION PURPOSES ONLY



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