



Springfield,
Old Oxted,
RH8 9JL

Guide price of £900,000



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Robert
Leech.



Springfield, Old Oxted, RH8 9JL

North View was built in 2012 and offers ample accommodation over two floors.

Approached via steps up from the driveway the property offers impressive views over the North Downs from the front. Inside, the ground floor benefits from an open plan kitchen/diner fully furnished with a modern kitchen housing integrated appliances and Quartz worktops. The fully fitted utility room is accessed from the kitchen and offers a second sink and space for a washing machine and tumble dryer as well as a door to the rear garden. The ground floor continues through to a large sitting room with french doors onto the rear patio. The ground floor is finished with a study to the front benefiting from the impressive views to the front and a downstairs cloakroom.

Upstairs there are four double bedrooms. The master bedroom to the front of the house looks out over the North Downs and is complemented by fitted wardrobes and an en-suite with double shower unit. The other three bedrooms all benefit from fitted wardrobes and the family bathroom has a shower over bath, hand basin and W/C.

Outside there is ample parking on the driveway and a tiered front garden laid to lawn. To the rear there is a patio area directly accessed from the house and the tiered garden is laid to lawn with a decking area at the

- Detached Family Home
- Freehold
- 4 beds, 2 baths, 2 recep
- South facing garden
- Built 9 years ago
- 0.9 miles to Oxted Station
- Living Space 1,486 sq ft
- Council tax band F (£2,990.76pa)
- Tandridge District Council
- Quiet residential location



1 miles
Oxted



9.7 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

Situated in a quiet cul-de-sac just off the historic Old Oxted High Street with grade II listed buildings and a number of gastro pubs. Oxted town, less than 1 mile from Old Oxted, has a comprehensive range of facilities including independent shops, restaurants, a cinema, supermarkets (Waitrose and Morrisons) and a leisure centre. The area is surrounded by National Trust and green belt land offering a range of recreational and sporting facilities.

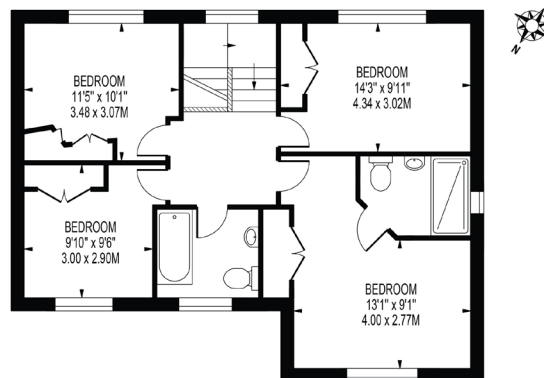
Junction 6 is approximately 2.7 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station provides fast trains to East Croydon (from 17 minutes), London Bridge (from 33 minutes) and London Victoria (from 39 minutes).



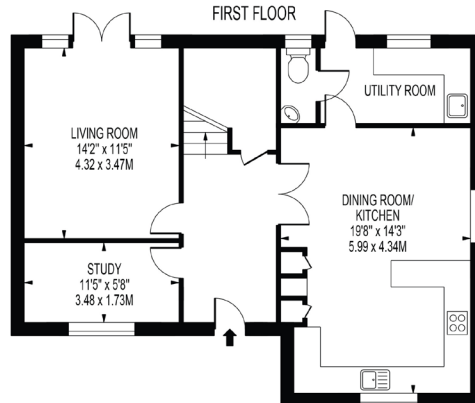


NORTH VIEW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1486 SQ FT - 138.04 SQ M



FIRST FLOOR



GROUND FLOOR FOR ILLUSTRATION PURPOSES ONLY

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