



Oxted, Surrey.

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A fabulously light and spacious penthouse apartment on the second floor of the sought after Wyckham House in central Oxted. With three double bedrooms (one with en-suite and dressing area) and two sunny west facing balconies.

KEY PROPERTY FACTS

- Central Oxted Location
- Large three double bedroom flat
- Two bathrooms, one en-suite
- Lift to all floors
- Two westerly facing balconies
- 120 year lease
- Council tax band F
- Living Space 1341 sq ft
- EPC rating B
- Broadband speed up to 76 Mbps

LOCATION

Surrounded by parks and woodlands including Master Park, a short walk away and Limpsfield Common to the east, Oxted has a real village feel. Although Oxted itself has its own thriving independent cinema and theatre, lovers of the arts can find a wider range of cinemas, music venues and theatres in the surrounding areas. For exercise fans Oxted is home to Tandridge Leisure Centre which offers a 25m pool and a well equipped gym while there are private health clubs in nearby Redhill and Caterham. Being close to so much parkland means there's also plenty of opportunity to exercise outdoors and the area is also well served by a number of private and public golf courses. Ideally placed for commuting, Wyckham House is close to Oxted station which offers a direct rail service to London Victoria in around 40 minutes. Travelling by road, you're within easy reach of the M25 (4 miles from Junction 6) and the M23 giving access to Gatwick, just 15 miles away.

DESCRIPTION

This top floor penthouse apartment is entered via a very well maintained communal entrance hall with both stairs and lift access. The 'L' shaped private entrance hall has a large roof window allowing the light to flood into the apartment. There is loft access and a couple of storage cupboards. All rooms have underfloor heating with individual thermostats. The spacious living/dining room has two windows and double doors accessing the westerly facing balcony, capturing any afternoon sun and boasting views over the Downs. Glazed double doors lead from the living room to the thoughtfully designed kitchen providing a range of wall and base units with complimenting composite stone worktop interrupted by an inset drainer and large stainless steel sink. Appliances include integrated washing machine, dishwasher, combination oven, electric oven and gas hob. There is also space for a large American style fridge/freezer. The master bedroom is bright

and airy with windows and double doors accessing a second west facing balcony, again with views over the Downs. There is a handy dressing area with double wardrobes to each side that leads to the en-suite shower room. The en-suite comprises a shower cubicle with rain shower head, a wall hung basin, w.c., mood lighting, heated towel rail, window to the side and tiled floor. There are two further double bedrooms each with built in wardrobes. The family bathroom comprises a bath with pull out hand held shower, wall hung basin with mixer tap, w.c., shower cubicle with rain shower head, inset mirror, mood lighting, heated towel rail and tiled floor.

OUTSIDE

There are well maintained landscaped communal areas, an allocated parking space and a lockable bike shed. Solar PV panels generate communal power.

THE BEST BITS...

A modern, bright and airy penthouse apartment set in the heart of Oxted. Stress free living, plenty of storage and allocated parking. Ideal for commuters, people downsizing and a safe lock-up-and-leave property.



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CENTRAL
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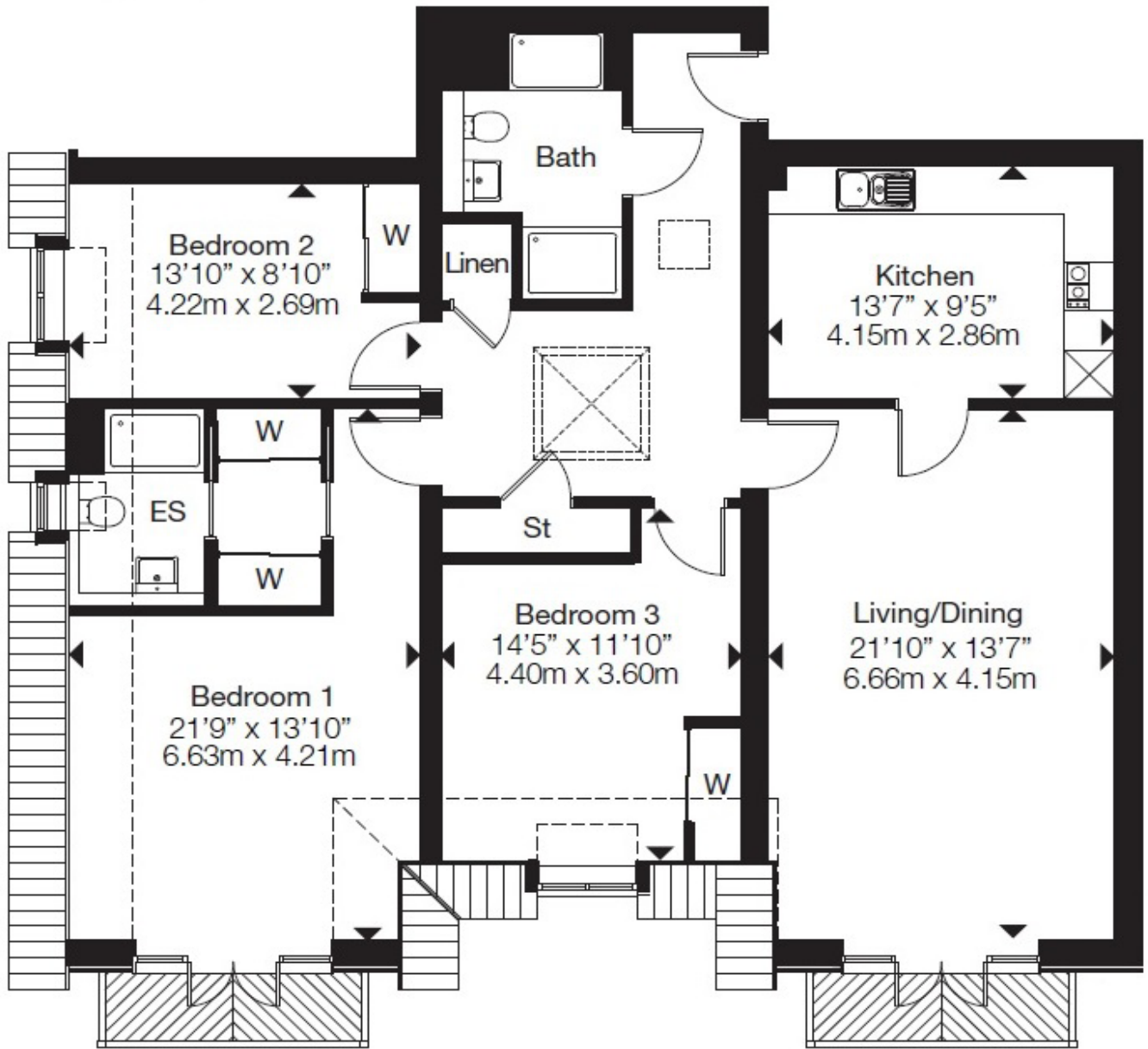
TUNBRIDGE WELLS

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Floor plan not to scale, for guidance only.

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