



Barrow Green Road,
Oxted,
Rh8 0NJ

Guide price of £1,000,000



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Robert
Leech.



Barrow Green Road, Oxted, RH8 0NJ

A beautifully presented 5 bedroom 3 reception Victorian family home that has been extended to offer the increasingly popular open plan kitchen/diner/living room arrangement. With patio doors onto the rear garden this house lends itself to entertaining as well as providing a safe space for children or pets to play safely.

The ground floor continues with a separate spacious living room with large bay window and handsome fireplace, double doors lead into the rear reception. The ground floor also benefits from a cloakroom off the entrance hall. The kitchen is beautifully fitted with quality units with granite work surfaces, space for a Rangemaster, there are doors leading to the utility room with ample floor to ceiling cupboards, sink, space for a washing machine, gas central heating boiler and door to garage. Double doors lead to a cloaks area and boot room from the kitchen area with doors leading onto patio area. There are also triple doors leading to garden from living area. This property offers fireplaces in most rooms, an abundance of original features, including picture and dado rails, coving and sash windows. There are wooden floors to the ground floor and carpet to upper levels.

Upstairs the first floor houses 2 double and 1 single bedroom. The master bedroom and bedroom 2 benefit from en suites, separate large walk in shower room with separate WC.

The top floor has been cleverly converted to add more accommodation with two further bedrooms. Eaves storage on staircase and further loft storage.

Outside there is a good sized south west facing garden to the rear laid mainly to lawn, with mature shrubs and flower borders, there is also a patio area perfect for entertaining with easy access to the kitchen/dining area.

To the front the single garage offers power and lighting and drive for two cars. The front garden also offers mature shrubs.

- Five bedroom Victorian home
- Three reception rooms
- Short walk to all Oxted's amenities
- Garage and off road parking for two cars
- South west facing level garden
- Benefits from Solar Panels
- Broadband Speed 152 Mbps
- Living space 2,197 Sq ft
- EPC rating D (68)
- Council Tax band F (£2,990.76pa)



0.3 miles
Oxted



13.7 miles
Gatwick
Airport



0.3 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



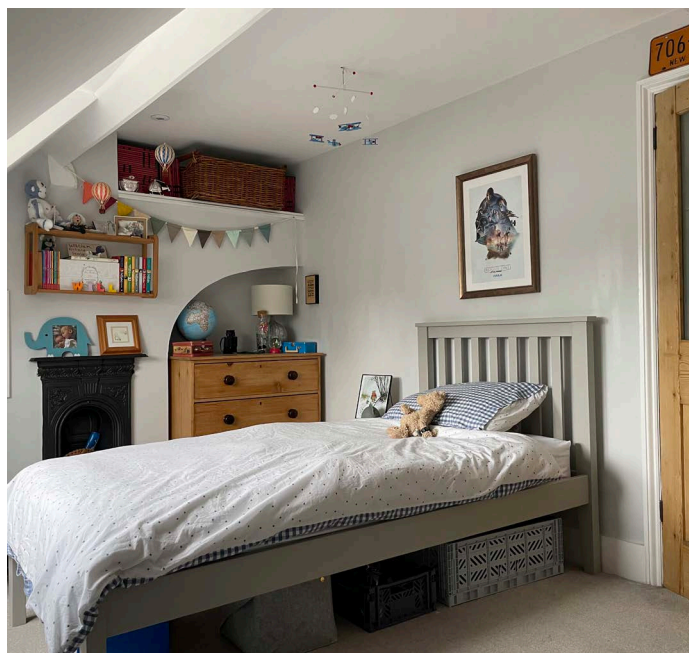
LOCATION AND TRAVEL

Located just 0.3 miles from Oxted high street with the town of Oxted offering good schools, a mainline railway station, a leisure complex with swimming pool, an independent boutique cinema, theatre and many pubs & restaurants, whilst also benefiting from a range of shops including Morrisons and Waitrose.

Schools: State - St Marys Primary School, ages 4 to 11 years old (rated Ofsted Outstanding).
Oxted School 11 to 19 years old.

Independent - Hazelwood Nursery and Early Years, 3 months to reception.
Hazelwood Upper School, Years 1 to 13 years old.

Junction 6 is approximately 3.4 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station (0.4miles away) provides fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Gatwick Airport is just 14.3 miles by car.





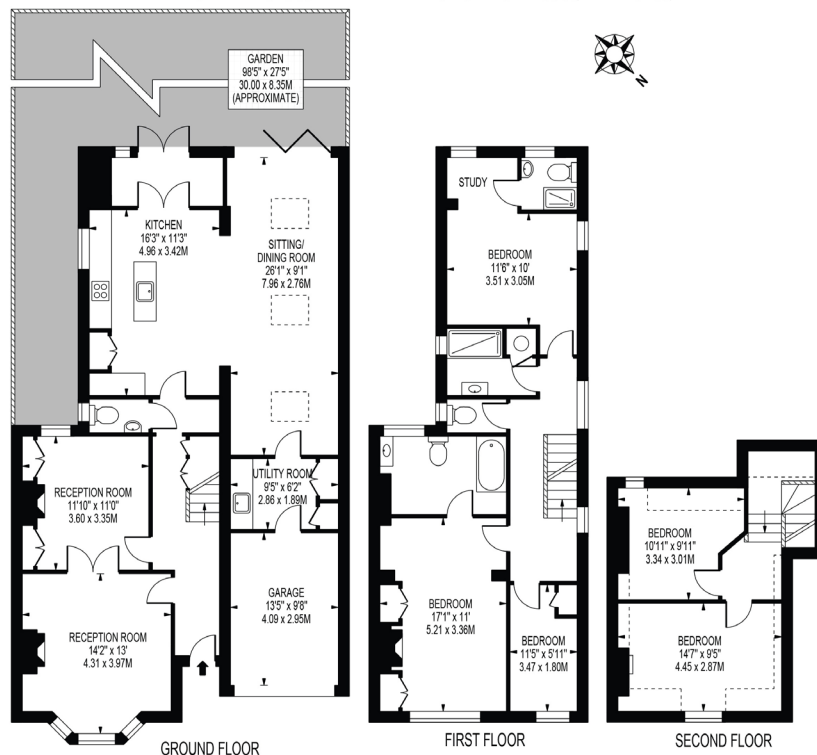
BARROW GREEN ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **2197 SQ FT - 204.07 SQ M**
(INCLUDING GARAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1991 SQ FT - 185.01 SQ M**
(EXCLUDING GARAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: **75 SQ FT - 6.99 SQ M**

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **130 SQ FT - 12.07 SQ M**



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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