



Wilderness Road,  
Oxted

RH8 9HS

Asking price of £1,150,000



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Robert  
Leech.



# Wilderness Road, Oxted, RH8 9HS

The property is located in a quiet cul-de-sac yet only a short walk into Oxted town centre. Oxted offers a range of shopping facilities (including Waitrose and Morrisons), a number of restaurants, a Leisure Centre and cinema. The mainline station accesses London in 30 minutes and junction 6 of the M25 is within 3 miles.

Built in 1968 deceptively spacious house has seen various improvements over the years, however there is still an opportunity to modernise some areas. With a rather unique layout to maximise the views of the garden, this appealing home is set over three floors and entered at the top.

The floor in which one enters has a handy cloak cupboard off the entrance hall and a large reception room, which could also be used as a sizable double bedroom.

The stairs head downwards to the bedrooms with which there are five, four doubles and a single. Two have a 'Jack and Jill' style shower room between them and the master suite includes a recently updated bathroom and dressing area. This bright and airy room also has breath-taking views from the Juliet balcony of the garden and green areas beyond.

The stairs lead down to the floor below offering a spacious living room, separate dining room, a kitchen with an informal breakfast area, bathroom and utility. Patio doors open out form the living room to the attractive veranda overlooking the mature and lovingly kept grounds.

The kitchen gives access to the outside and a good sized utility room with additional sink and drainer and space for a washing machine, tumble dryer and fridge freezer. A very convenient storage area is located here, ideal for storing wine with to the constant temperature it keeps due to the location below much of the house.

Below the kitchen there is a dry, well maintained storage room perfect for garden equipment and furniture.

Externally the property has off road parking and a garage with an up and over door, electric and lighting. Steps to the side of the property allow access to an addition storage room and further down to the beautifully kept and well secluded garden with a stream at the bottom. Mainly laid to lawn with attractive trees and shrubs, mature boundary hedges, garden shed and a greenhouse.

- Flexible accommodation
- Five or six bedrooms
- Two or three reception rooms
- Large veranda overlooking the garden
- Separate utility
- Garage
- Excellent storage areas
- Living space 2,041sq ft
- EPC rating D (59)
- Council tax band G, £3,450.86



0.6 miles  
Oxted



13.2 miles  
Gatwick  
Airport



0.6 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

Situated on a highly desirable road, Oxted town centre is within walking distance which offers a leisure complex with swimming pool, independent boutique cinema, theatre, pubs, restaurants and a range of shops including a Morrisons and a Waitrose. There is a mainline railway station and the ever popular Master Park offering year round events.

Junction 6 is approximately 3 miles away providing easy access to the M25 and Gatwick airport. Oxted mainline railway station (0.6 miles) provides fast trains to East Croydon (from 17 minutes), London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Hurst Green mainline railway station is only 1.3 miles distant.



## FAQ'S

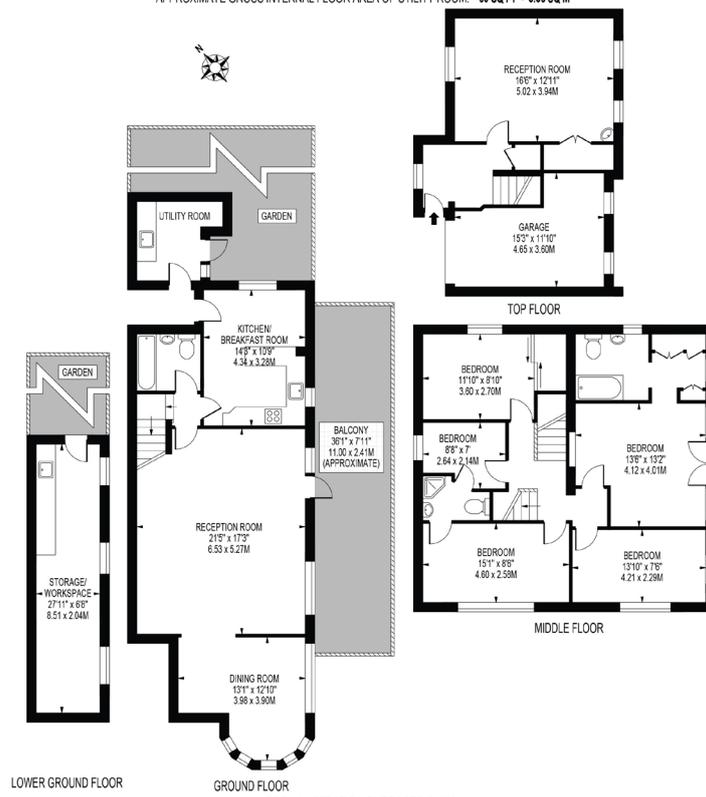
- Built 1968
- Purchased 2014
- Freehold
- Tandridge District Council
- Council tax band G, £3,450pa
- Side extension in 1970s
- Planning permission to add additional storey (2021/381/NH)
- Regular boiler
- Mains gas
- Traditional radiator central heating
- Mains sewerage





### ROBINSLADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2041 SQ FT - 189.66 SQ M  
 (EXCLUDING GARAGE & UTILITY ROOM)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 148 SQ FT - 13.75 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF UTILITY ROOM: 60 SQ FT - 5.66 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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