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## 140a Bluehouse Lane, Oxted, Surrey RH8 0AR

A well-presented four-bedroom detached house located on the ever-popular, Bluehouse Lane, RH8. Call us now for more information; we are **\*\*Open 8am - 8pm 7 Days a Week\***



**£1,175,000 Freehold**

## PROPERTY DESCRIPTION

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A well presented four bedroom detached house located on the ever popular, Bluehouse Lane, RH8. This family home benefits from a pleasant south facing garden, four first floor bedrooms, two first floor bathrooms including one ensuite, a generous living room/diner, a versatile ground floor study/bedroom, a fitted kitchen, a driveway with space for multiple vehicles and a garage. Call us now for more information; we are \*Open 8am - 8pm 7 Days a Week\*

## FEATURES

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- DETACHED HOUSE
- FOUR BEDROOMS
- TWO BATHROOMS & CLOAKROOM W/C
- SOUTH FACING GARDEN
- PRIVATE DRIVEWAY & GARAGE
- OXTED STATION 15 MINUTES WALK



## ROOM DESCRIPTIONS

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### SITUATION

The property is located on Bluehouse Lane, Oxted. The town of Oxted provides a large range of shopping facilities and amenities including a large supermarket, a popular local cinema, a leisure centre, several pubs and restaurants and various local golf clubs. Oxted railway station offers direct links into Central London and is only a twelve minute walk from the property. The motorway network can be accessed nearby at junction 6 of the M25 and Gatwick Airport lies a thirty minute drive away. There are excellent schools locally including Hazelwood School, Oxted School, Woldingham School for Girls and Caterham School. There are also excellent sought after primary schools in the local area.

### ENTRANCE HALL

Entered underneath the storm porch and through the composite front door, the hall with two front facing double glazed windows, carpeted flooring, a coat cupboard and access to all ground floor rooms. The first floor is also accessed here via a carpeted staircase.

### CLOAKROOM

A handy downstairs cloakroom with tiled flooring, a W/C, a hand basin, a frosted double glazed window, a radiator and tiled splashbacks.

### STUDY/BEDROOM

2.90m x 2.48m (9' 6" x 8' 2") A versatile room which is currently being used as a guest bedroom with carpeted flooring, a radiator, coving to the ceiling and a side facing double glazed window.

### SITTING ROOM/DINING ROOM

7.37m x 5.35m (24' 2" x 17' 7") The triple aspect living room/diner with carpeted flooring, two radiators, a gas fire place, coving to the ceiling, LED spotlights, two side facing double glazed windows, a rear facing double glazed window, French doors opening onto the rear garden and a door leading into the kitchen.

### KITCHEN

5m x 2.67m (16' 5" x 8' 9") With doors lead from the hallway and the dining room, the kitchen has tiled flooring, a range of wall and base units, Quartz worktops, a four ring gas hob, an electric oven/grill, a front facing double glazed window, tiled splashbacks, a stainless steel sink with mixer taps, space for undercounter white goods, space for a free standing fridge freezer, a breakfast bar and a radiator.

### UTILITY ROOM

A useful space with rolled edge worktops, a rear facing double glazed window, space for undercounter white goods, a stainless steel sink, a radiator and a side door.

### FIRST FLOOR

#### MASTER BEDROOM

5.13m x 3.68m (16' 10" x 12' 1") A generous master bedroom with twin aspect double glazed windows, carpeted flooring, two radiators, a large wardrobe and a doorway leading into the ensuite.

#### ENSUITE

The ensuite has a Velux window to the ceiling, tiling to the walls and floor, a low level flushing W/C, a hand basin with a vanity unit beneath and a radiator.

#### BEDROOM TWO

4.77m x 2.69m (15' 8" x 8' 10") Second double bedroom with carpeted flooring, a front facing double glazed window, two fitted cupboards and a

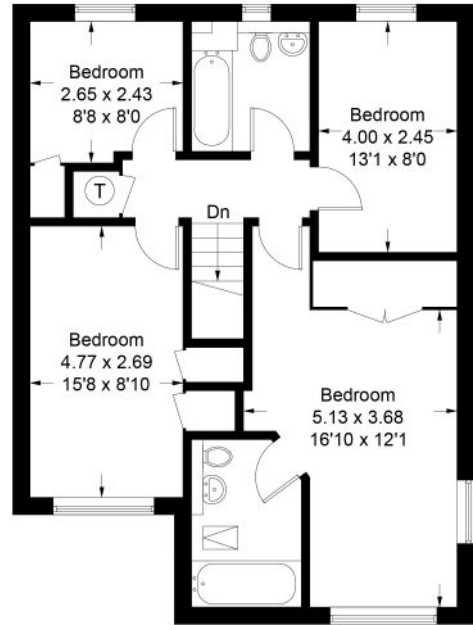


# FLOORPLAN & EPC

Approximate Gross Internal Area = 143.2 sq m / 1541 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 159.1 sq m / 1712 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID980344)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	