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## 11 Granville Road, Oxted, Surrey RH8 0BX

A substantial five double bedroom detached property, in one of Oxted's most sought-after roads and a short walk from Oxted's busy High Street and station. Call us now for more information; we are **\*\*Open 8 am - 8 pm 7 Days a Week\*\***



**£1,650,000 Freehold**

## PROPERTY DESCRIPTION

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A substantial five double bedroom detached property, in one of Oxted's most sought after roads and a short walk from Oxted's busy High Street and station. Built in 1928 this period home still retains many of the features of its era including the original service bell, fireplaces, and exposed floorboards. The property is hugely versatile with many reception rooms including, a sitting room, dining room, family room, study, and a sunroom. The kitchen is a great size and has a fully working Aga heating the room, the farmhouse kitchen has bespoke curved corner units, solid wood worktops and a butler style sink. The kitchen feeds through into a clever infill sunroom which has a cosy log burner and currently used as a home office and has views over the rear garden. The formal dining room has bi-folding doors that can be opened into the sunroom expanding the space making this an ideal entertaining space. The sitting room enjoys a warming log burning stove and also has access to the rear reception currently being used as a gym. The study resides to the front of the house which could also be a useful playroom and is adjacent to the cloakroom off the entrance hallway. The stairs lead to the landing which provides access to the five double bedrooms with the principle bedroom benefitting from a modern ensuite shower room and a walk in dressing room. The landing also gives access to the family bathroom and loft access. Externally, and to the front, there is a sweeping driveway providing off street parking for many cars and also leads to the garage. To the rear there is a superbly sized garden which has two patio areas, a great sized lawn area with a vegetable growing area to the rear with greenhouse, garden shed and fruit trees. Call us now for more information; we are \*Open 8am - 8pm 7 Days a Week\*

## FEATURES

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- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM, ENSUITE AND CLOAKROOM
- PRIVATE DRIVEWAY AND GARAGE
- SHORT DISTANCE TO OXTED HIGH STREET AND STATION



## ROOM DESCRIPTIONS

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### ENTRANCE HALLWAY

The wooden front door opens into the hallway which has exposed wooden flooring, a radiator, two double glazed windows, a door into the study, the sitting room, the dining room and the kitchen. There are stairs leading to the first floor and under stairs storage cupboards.

### SITTING ROOM

A great sized reception room which has exposed wooden flooring, a cosy log burning stove, a double glazed window to the front, a radiator, picture rail and a door into the rear reception.

### REAR RECEPTION

The rear reception room is currently being used as a home gym however would lend itself to a perfect office space or family room. There is carpeted flooring, a radiator, double glazed windows to the side and rear and a double glazed door leading out into the rear garden.

### STUDY

The study is the ideal room to work from home and has carpeted flooring, a radiator, picture rail, a double glazed window to the front and side.

### CLOAKROOM

The cloakroom has a low level W/C, a wash hand basin vanity unit with mixer taps, quarry tiled flooring, a radiator and a double glazed window.

### KITCHEN/BREAKFAST ROOM

A lovely country-style kitchen which has a range of eye and base level units with lighting under, attractive curved corner cupboards, solid wood worktops with inset stainless steel butler style sink unit with mixer taps, an inset four ring induction hob with brushed steel extractor over and oven under, space for a dishwasher and upright fridge freezer, the original servants' calling bells, a pantry style cupboard, a working gas Aga, tiled flooring and LED downlighters. There is also ample space for a table and chair set and has double glazed windows to the side and rear together with doors leading out to the driveway and garage, also the rear garden. There are doors that lead to the Sun room and the rear of the garage.

### SUN ROOM

The sun room is a wonderfully bright room and has exposed wooden flooring, double glazed windows and doors to the rear overlooking the rear garden, a glass ceiling and a log burning stove.

### GARAGE

The garage is a great size and also houses the newly fitted Worcester Bosch boiler, two original single glazed windows, power and lighting and an up-and-over garage door.

### LANDING


The carpeted stairs lead to the carpeted landing which has access to all five double bedrooms and the family bathroom. There is a loft access panel and a double glazed window to the front.

### BEDROOM ONE

The main bedroom is a fantastic size and has carpeted flooring, a radiator, a feature iron fireplace with a tiled hearth, picture rail, double glazed windows to the front and the side and doors leading



# FLOORPLAN & EPC

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 273.3 sq m / 2942 sq ft  
(Including Garage)



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. (ID933555)

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