



platformproperty
estate agency evolved



Vine Bank Cottage, High Street, Limpsfield, Oxted, Surrey RH8 0DR

An attractive four bedroom Grade II listed cottage located in a central position on Limpsfield Village high street. Call us now, we are *Open 8am - 8pm 7 Days a Week*



£835,000 Freehold

PROPERTY DESCRIPTION

An attractive four bedroom Grade II listed cottage dating back to circa 1650 that offers a wealth of charm and character. The property enjoys a pretty garden with a separate outbuilding and is located in a central position on Limpsfield Village high street. The property offers excellent accommodation across two floors with the bonus of a sizeable cellar space. The current owners have carefully renovated the property including new double glazing throughout (approved by the Historic Buildings office,) complete internal redecoration, new carpets and a new landscaping. There is off road parking for two cars and no parking restrictions nearby. The property is available for immediate viewing, call us now, we are *Open 8am - 8pm 7 Days a Week*

FEATURES

- Grade II Listed Detached House
- Contemporary Family Bathroom
- Detached Garden Office
- Four Bedrooms
- Private Garden
- Off Street Parking



ROOM DESCRIPTIONS

SITUATION

The property enjoys a central position on Limpsfield Village high street with the local shops and popular village pub; The Bull a short distance away. Limpsfield Tennis club is also just around the corner. Oxted itself can be reached on foot in circa 20 minutes and offers a large range of shops and amenities including a large supermarket, the mainline railway station and a popular leisure centre. The motorway network can be accessed nearby at Junction 6 of the M25 and Gatwick Airport lies approximately 35 minutes drive away.

RECEPTION ROOM

23'2" x 10'8" (7.06m x 3.25m)

The reception room has solid wooden flooring, two large double glazed sash windows, the main front door, exposed brickwork chimney breast with open fire, exposed painted timbers to the ceiling, two storage cupboards, a further feature fireplace and two cast iron radiators.

KITCHEN/DINER

The kitchen has a range of base and wall units with polished granite worktops, tiled splashbacks, a twin butler sink, exposed brickwork, a large sash window, exposed painted timbers to the ceiling, original brick flooring, space for a dining table and chair set, two radiators, an integrated undercounter freezer, an integrated undercounter fridge, a staircase leading down to the cellar, a five ring gas hob, a doorway leading to the main staircase, an understairs cupboard, a ground level fan heater, an integrated dishwasher. There are doors leading into the front reception room and the rear garden.

CELLAR SPACE

10'6" x 9'2" (3.2m x 2.79m)

The useful cellar space is accessed via a staircase leading from the kitchen/diner. The space offers excellent storage options and has lighting and electrical sockets.

BEDROOM ONE

14'6" x 10'11" (4.42m x 3.33m)

Primary double bedroom with carpeted flooring, feature fireplace, LED spotlights, exposed timbers, a radiator and a front facing window with secondary glazing.

BEDROOM TWO

10'11" x 9'9" (3.33m x 2.97m)

Double bedroom with carpeted flooring, a radiator, LED spotlights, exposed timbers and a front facing double glazed window with secondary glazing.

BEDROOM THREE

11'7" x 8'10" (3.53m x 2.69m)

Double bedroom with carpeted flooring, LED spotlights, a radiator and a double glazed French door providing rear access.

BATHROOM

Family bathroom with tiled flooring, an encased bathtub with shower extension & glass screen, tiled splashbacks, a hand basin with mixer taps, low level flushing W/C, LED spotlights, a rear facing window and a heated towel rail.

BEDROOM FOUR

11'8" x 6'6" (3.56m x 1.98m)

Further bedroom with carpeted flooring, side facing double glazed window, a radiator, LED spotlights and built in double wardrobes.

OFFICE

18'1" x 9'1" (5.51m x 2.77m)

The outbuilding, previously a small barn, is currently used as an office and a playroom by our clients. The building has a vaulted ceiling, full soundproofing, hard wearing wooden flooring, lighting, power.

OUTSIDE CLOAKROOM

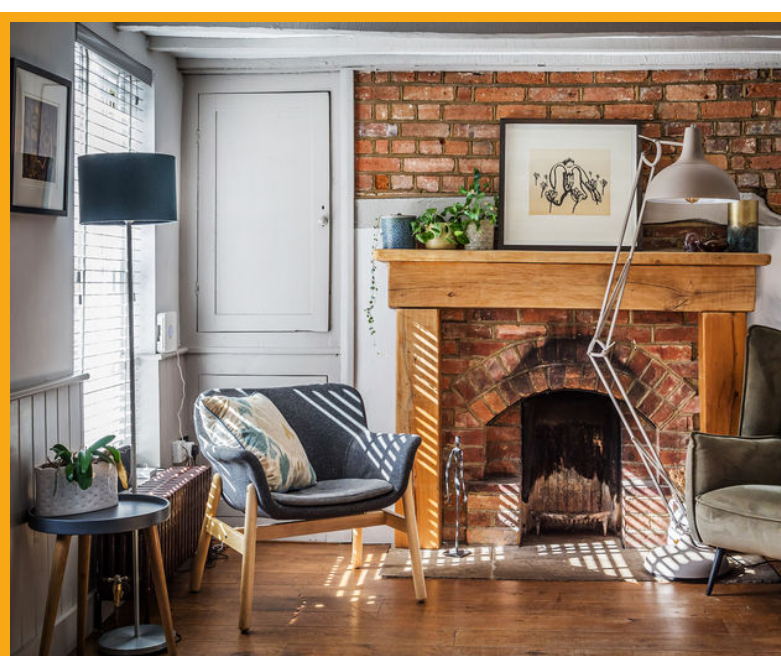
A handy external cloakroom with a W/C and a hand basin.

OUTSIDE

The property enjoys a private driveway space that our client has recently had reconditioned. There is also a further off road parking space on the other side of the property. There is side access to the rear garden via a gate. The rear garden has a decking area offering views over the adjacent area, a patio area, raised beds, mature trees, picket fencing, a lawn area, a fun slide and a wooden shed.

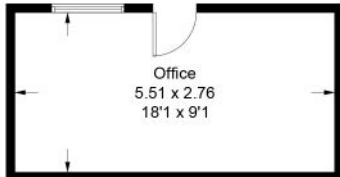
SERVICES

Mains services. Council tax band: G - Tandridge District Council.



FLOORPLAN

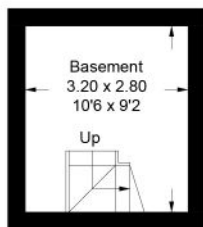
Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft
Basement = 9.0 sq m / 97 sq ft
Outbuildings = 16.0 sq m / 172 sq ft
Total = 126.8 sq m / 1365 sq ft



(Not Shown In Actual Location / Orientation)



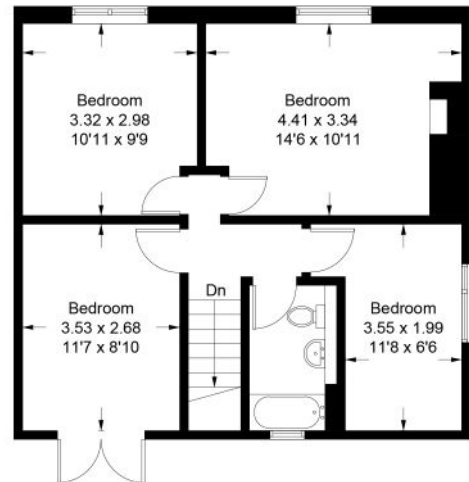
(Not Shown In Actual Location / Orientation)



Basement



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. (ID898951)

www.bagshawandhardy.com © 2022