



COTTENHAM PLACE, SPRINGFIELD, OXTED RH8

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

COTTENHAM PLACE, SPRINGFIELD, OXTED, RH8



- Envious elevated position
- Modern executive home
- Four great bedrooms, principle with ensuite
- Luxury fitted kitchen/dining room
- Great size living room
- Perfectly located for Old Oxted amenities
- Plenty of private parking and large garage
- Landscaped, low maintenance garden
- Great situation for green belt walks
- Cul de sac location

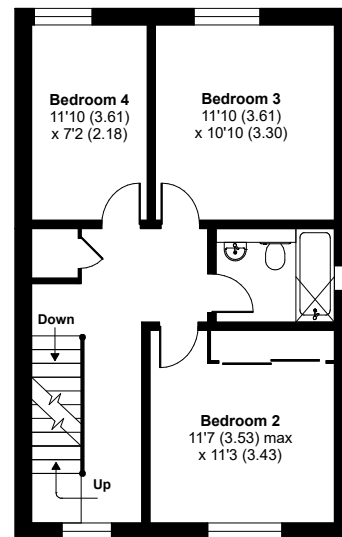
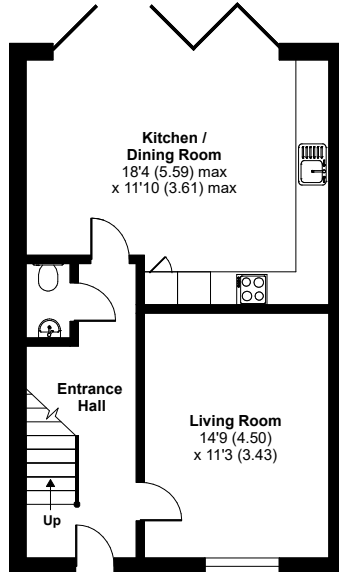
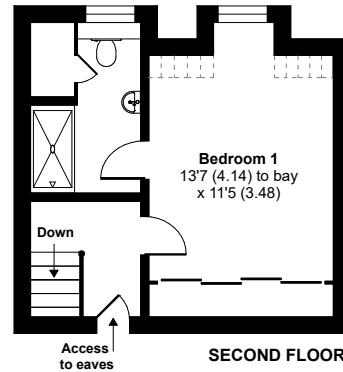
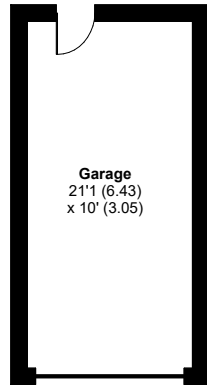
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Cottenham Place, Springfield, Oxted, RH8

Approximate Area = 1402 sq ft / 130.2 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Garage = 210 sq ft / 19.5 sq m
Total = 1623 sq ft / 150.7 sq m
For identification only - Not to scale



Denotes restricted head height



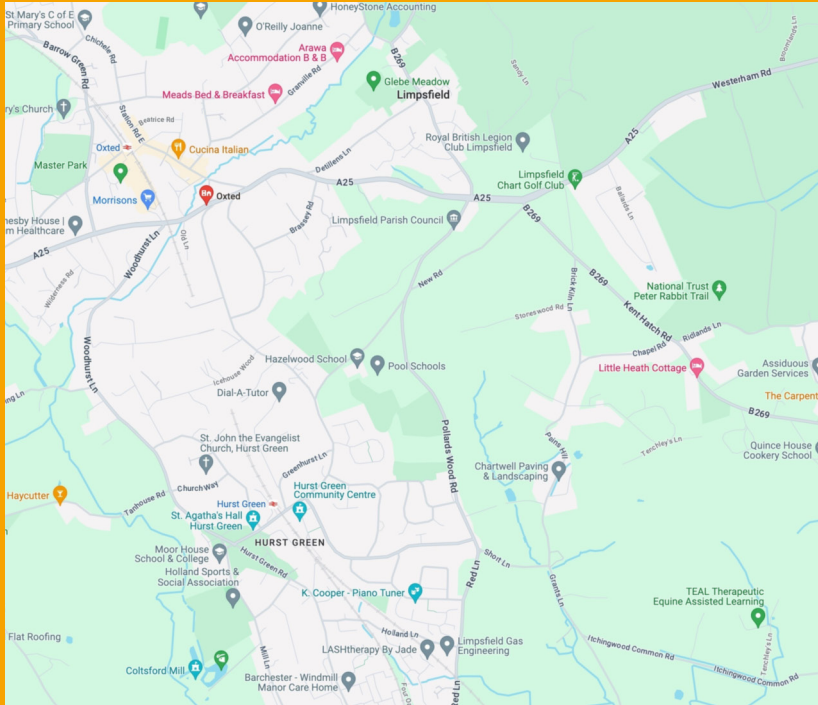
This truly exceptional, six year old, modern executive home is superbly located for Old Oxted high street. The owners have lived here since new and have updated many of the integrated appliances, redecorated throughout and have landscaped the south facing rear garden. The kitchen/dining room in the real hub of this home with a superbly fitted set of "Shaker" style units, ample work surface, that a budding chef would die for! There is plenty of space for a good size family table, wonderful bi-fold doors to the sunny rear garden, as well as underfloor heating throughout downstairs. The bright and airy living room is of a great size and the cloakroom is very handy for the little ones.

Off a good size first floor landing are three good size bedrooms, bedroom two with fantastic panoramic views, and a fitted three-piece family bathroom. The principal bedroom is on the top floor with fitted wardrobes and a fabulous four-piece ensuite. The rear garden is a real sun trap with raised floral borders and an entertaining space. There is a private driveway for numerous cars and a large, attached garage currently used as a playroom/gym. If you are looking for a beautifully presented modern property, perfectly located for local amenities, pubs and walks, this could be your dream home.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hound and Porter Limited. REF: 1115810

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LOCATION

Old Oxted high Street is on a stones through away, with good choice of pubs and eateries, with Tandrige golf club just up the hill. The village of Oxted has a range of boutique shops and cafes as well as supermarkets such as Waitrose and Morrisons, there is a cinema and central park with tennis courts and a children's play area. The leisure centre offers an abundance of activities as well as a pool and gym. Oxted railway station is under a mile away with its excellent links to London.

ADDITIONAL INFORMATION

Within easy reach of the, A25, M23, M25 and Gatwick Airport
A bus service providing access to Oxted, Tandrige, Hurst Green and North of the M25

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 0.8 mile to Oxted Station
- 1.5 miles to Hurst Green Station



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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