

Guide Price

£1,650,000

Garnham
H Bewley

Oxted



- Stunning Brand New Home
- Four/Five Bedrooms
- Impressive Open Plan Living
- Luxury Bathrooms
- Spacious Accommodation
- Underfloor Heating Via Heat Source Pump
- Ample Driveway Parking and Double Garage
- Outdoor Heated Swimming Pool

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Orchard Cottage, Red Lane, Oxted, Surrey RH8 0RT

Garnham H Bewley are delighted to offer for sale this imposing and beautifully appointed brand new four/five bedroomed family home set within lovely ground with open plan accommodation, heated swimming pool, gated driveway parking and a large detached double garage. The property boasts luxurious and spacious accommodation and is built to a very high specification by Scandia Hus.

The ground floor accommodation consists of an impressive reception hall with feature stair lighting, solid wood and glass balustrades, porcelain tiled flooring which continues into the W.C and kitchen/diner/family room. There is a useful storage cupboard and under floor heating. The double aspect living room is a generous size benefiting from a wonderful view over the gardens. To the front of the property is bedroom 5/study. The impressive kitchen area is fitted in a comprehensive range of wall and base level units with area of quartz work surfaces, one and a half bowl inset sink/drainer, glass splash back, built in hob with inbuilt extractor and Wifi, integrated Bosch appliances including single oven, combination oven/microwave, dishwasher and fridge/freezer, wine cooler, inset ceiling lighting, sliding doors to the garden and windows providing plenty of light. The open plan diner/family area enjoys access onto the fabulous patio area enjoying a lovely outlook over the garden and beyond. Off the kitchen is a useful utility with washing machine and tumble dryer, inset sink, work surfaces, access to the garden and a door to the plant room.

The first floor accommodation consists of four good sized bedrooms of which the master suite has a large Juliette balcony providing a fantastic outlook and a luxury en-suite with a large walk-in shower, His and Hers stylish wash hand bowl basins, low level W.C, tiled walls and floor. Bedroom two also has the luxury of a beautifully appointed en-suite shower room. The family bathroom is situated to the front of the property and is finished to a very high standard.

Outside, the property is approached via gates leading to a large shingle driveway providing ample parking and a detached double garage. The gardens are mainly laid to lawn with a large patio and an outdoor heated swimming pool which has its own separate pool room with changing area, well-appointed shower room with W.C, and pump room. The property is surrounded by a lovely outlook over paddocks and enjoys feature outdoor lighting creating a striking presence.



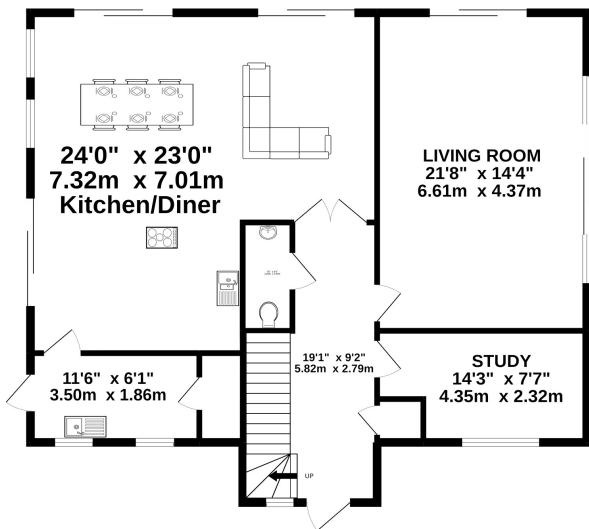
Welcome
Home



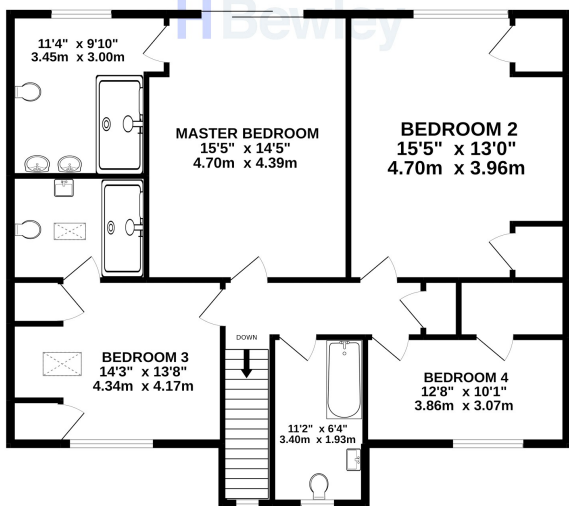
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GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA: 2294 sq.ft. (213.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

Reception Hall
19' 1" x 9' 2" (5.82m x 2.79m)

Downstairs Cloakroom

Lounge
14' 4" x 21' 8" (4.37m x 6.60m)

Kitchen/Breakfast/Family Room

Utility
11' 6" x 6' 1" (3.51m x 1.85m)

Study/Bedroom 5
14' 3" x 7' 7" (4.34m x 2.31m)

First Floor

Master Bedroom
15' 5" x 14' 5" (4.70m x 4.39m)

En-suite
11' 4" x 9' 10" (3.45m x 3.00m)

Bedroom 2
13' 0" x 15' 5" (3.96m x 4.70m)

Bedroom 3
14' 3" x 13' 8" (4.34m x 4.17m)

En-suite
9' 5" x 5' 8" (2.87m x 1.73m)

Bedroom 4
12' 8" x 10' 1" (3.86m x 3.07m)

Family Bathroom
11' 2" x 6' 4" (3.40m x 1.93m)

Pool Room
9' 1" x 6' 5" (2.77m x 1.96m)

Shower Room
7' 2" x 4' 2" (2.18m x 1.27m)

Double Garage
18' 5" x 18' 1" (5.61m x 5.51m)



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NEAREST STATIONS

Hurst Green Station

0.7 miles

Oxted Station

1.8 miles

Edenbridge Station

2.9 miles

East Grinstead
01342 410227

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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