



Lombard Cottages, Hookwood Park, Limpsfield, RH8

HOUND & PORTER
FIND A HOUSE. MAKE IT HOME

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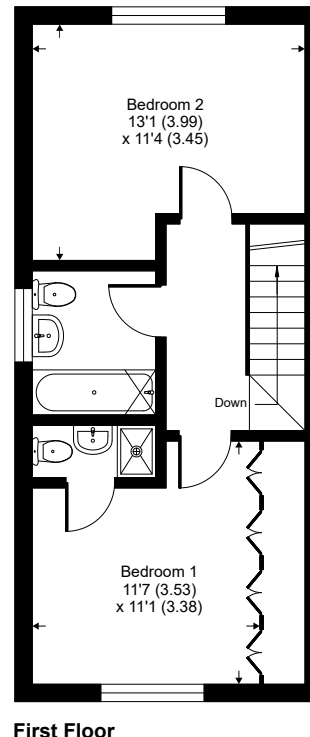
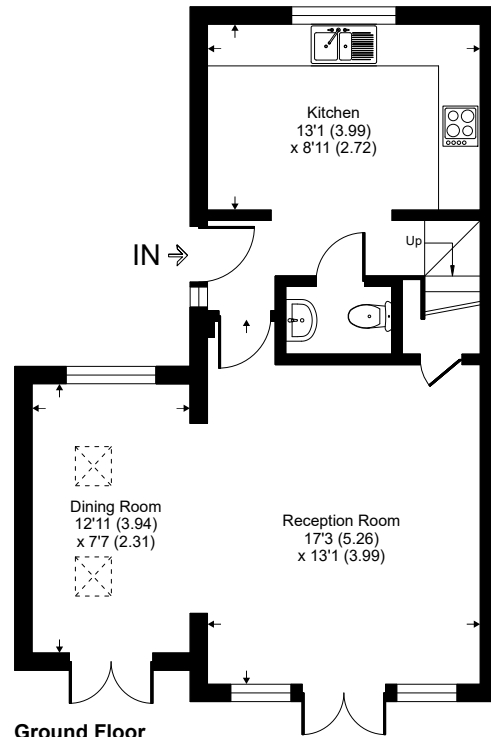


- Two great double bedrooms, master with ensuite
- Luxury fitted kitchen/breakfast room
- Fabulous central location just off the high street
- Ever popular Limpsfield Village
- Good size family bathroom suite
- Fantastic open plan living
- Offered with no forward chain

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Approximate Gross Internal Area = 87 sq m / 938 sq ft

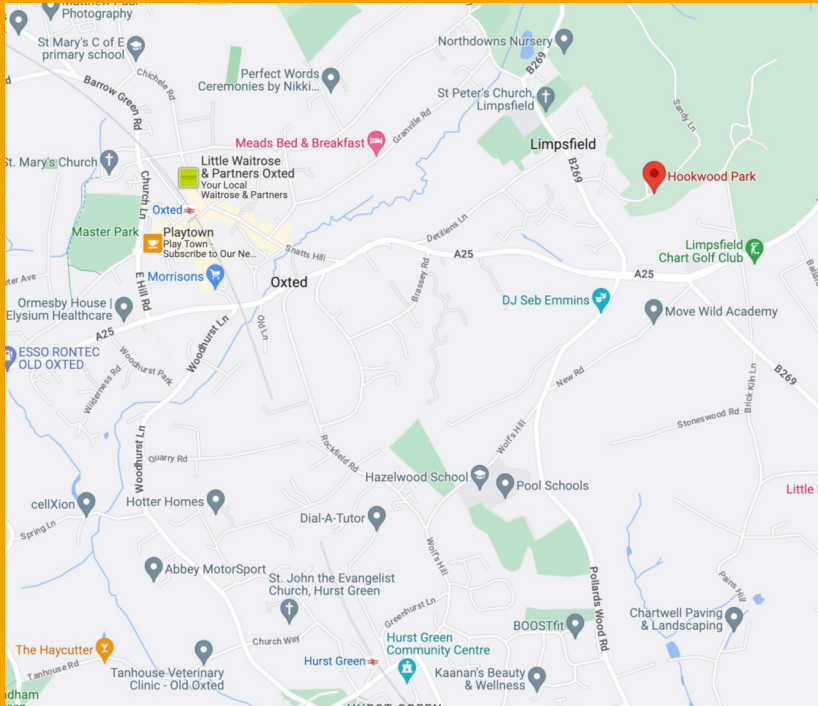


Lombard Cottages are a delightful selection of only three modern homes located just off Limpsfield High Street at the very start of Hookwood Park, with No3 boasting extended accommodation. There is a spacious living room with wooden flooring and views over the garden, open plan to the new extended dining room with vaulted ceiling and Velux windows flooding the room with light. The fitted kitchen has a range of "Shaker" style units, ample wooden worksurface, integrated appliances including a slimline dishwasher, washing machine, oven, hob, plenty of space for a table and attractive black and white tiling that matches the cloakroom.

Off a good size landing are two double bedrooms, the master with a white three-piece ensuite, a further double bedroom and a fitted family bathroom. The rear garden has ample lawn and a flagstone paved patio with shed, it is private and fully enclosed with side access. To complete this highly desirable home are two private parking spaces, and to really appreciate this property please take a peek inside.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

Lombard cottages are situated off the picturesque High Street and within the Conservation Area of Limpsfield Village which boasts a wealth of period properties and small specialist shops, local store/post office and The Bull Inn, as well as Limpsfield Tennis & Squash Club. St Peters Church is within a short walk. Oxted's thriving town centre is approximately a mile away offering a comprehensive range of educational, recreational, and comprehensive shopping facilities together with mainline station serving London Bridge/Victoria.

TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport, with a bus service providing access to Oxted, Hurst Green and north of the M25

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 1.2 miles to Oxted Station
- 1.6 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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