



Brassey Hill, Oxted, RH8

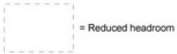


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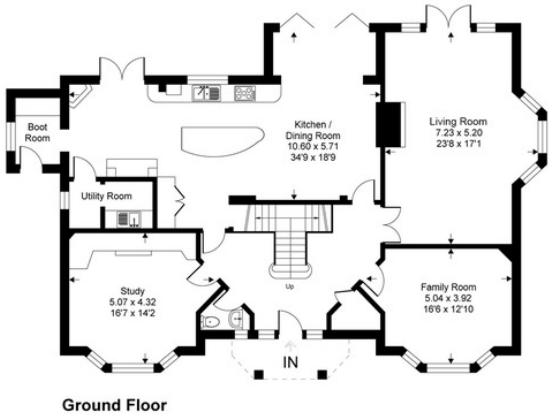
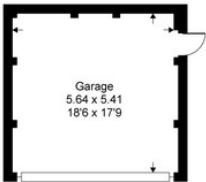
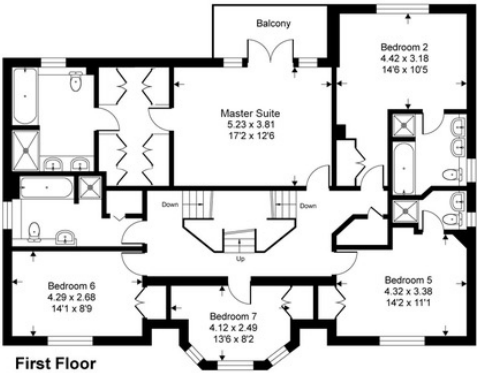
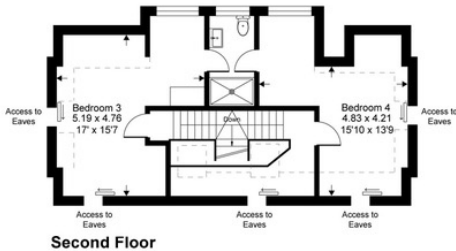
- Luxury executive family home
- Seven double bedrooms
- Gated, private outstanding setting
- Four ensuites and family bathroom
- Superb location for Oxted town centre
- Master suite with dressing room and ensuite
- Landscaped South facing gardens
- Private driveway for six cars and double garage

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Approximate Gross Internal Area = 356 sq m / 3831 sq ft  
Approximate Garage Internal Area = 31.2 sq m / 335 sq ft  
Approximate Total Internal Area = 387.2 sq m / 4166 sq ft  
(excludes restricted head height)



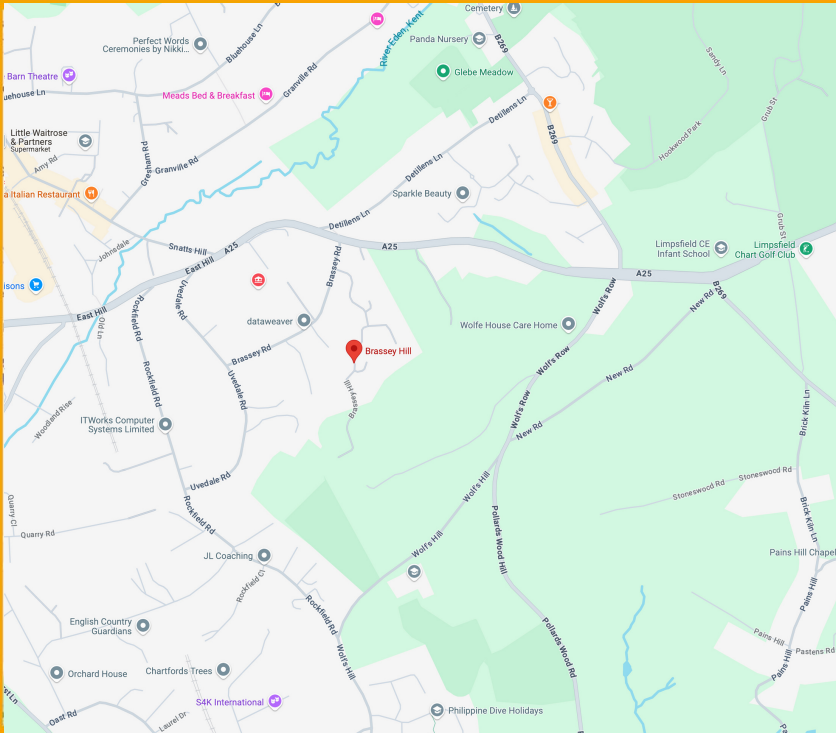
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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As soon as you step over the threshold you are greeted with the warmth of a large family home, coupled with all the modern attributes you would expect from a highly desirable, state of the art property. A fabulous reception hall, with a beautiful central staircase, leads you to the traditionally designed kitchen/dining room with ample granite worksurface, central monolith island with, casual, seating and plenty of cleverly designed storage. Fitted appliances include a state of the art range cooker with hood and a huge American fridge freezer. A handy utility room and boot room are great spaces for those muddy wellies and for keeping your white goods hidden away.

The living room has fantastic views over the rear and side gardens with French doors to the rear and a bay window to the side. Relax in front of the open fireplace and enjoy a glass of wine on those cosy winter evenings. To the front of this property is a family room and study, both great spaces if you need to work from home. Off the spacious, light, landing is a family bathroom, five large double bedrooms, the master room with south facing balcony, dressing room and luxurious five-piece ensuite, with two of the other bedrooms also benefitting from ensembles facilities. The second floor boasts two further bedrooms with a “Jack and Jill” shower room, ideal for older children, a nanny or au-pair. This home is central to an envious plot with a private drive for up to six cars and a large double garage.



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## LOCATION

Brassey Hill is located on one of Oxted's sought-after roads and equal distance between the picturesque Limsfield Village and Oxted. The thriving town centre, which provides an excellent range of shopping and recreational facilities. The town is served with a mainline train station providing easy direct rail transport to London Bridge/Victoria, in about 30-40 minutes, as well as ThamesLink trains to Farringdon and London St Pancras International. The road provides easy access to a number of excellent schools, including locally Hazelwood School and St Marys C of E Primary School. At secondary school level, Oxted is well positioned for schools such as Ardingly, Reigate Grammar, Caterham, Hurstpierpoint, Tonbridge, Brighton College, Woldingham, Lingfield College, Sevenoaks School, Whitgift and Trinity, as well as Oxted School. Master Park is a rolling stretch of green parkland that plays host to Oxted Cricket Club, the annual beer festival and numerous other events right on the doorstep. The M25 Orbital Motorway is easily accessible via junction 6 at Godstone with good connections to other motorway networks, Gatwick, Heathrow and Stansted airports, Bluewater Shopping Centre and the Channel Tunnel. Council tax band H, £4,675.56 PA



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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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