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Lombarden Farm, Kent Hatch Road, Oxted, Surrey RH8 0SZ

A striking six bedroom Grade II listed house with highly versatile accommodation situated in pleasant gardens & grounds in the heart of Limpsfield Chart. Call us now, we are
****Open 8am - 8pm 7 Days a Week****



£1,750,000 Freehold

PROPERTY DESCRIPTION

A striking six bedroom Grade II listed house with highly versatile accommodation situated in charming gardens & grounds in the heart of Limpsfield Chart. Originally dating back to the 14th century this family home has been recently refurbished to a high standard and benefits from six double bedrooms, a show-stopping kitchen/diner, four bathrooms including two ensembles, three ground floor reception rooms, a utility room, a study, two cloakrooms, delightful gardens amassing to 0.6 of an acre, a double carport and off street parking. Call us now, we are *Open 8am – 8pm 7 Days a Week*

FEATURES

- DETACHED GRADE II LISTED HOUSE
- SIX DOUBLE BEDROOMS
- TWO FAMILY BATHROOMS & TWO ENSUITES
- THREE RECEPTION ROOMS
- STUDY & UTILITY ROOM
- FREEHOLD
- IMMACULATE GARDEN
- DETACHED CAR PORT & OFF STREET PARKING
- OXTED STATION 2.5 MILES



ROOM DESCRIPTIONS

SITUATION

The property lies at the foot of a driveway located off Kent Hatch Road in the heart of the popular Limpsfield Chart near the town of Oxted. Limpsfield Chart is an area surrounded by National Trust woodland with footpaths and bridleways, the property is within walking distance of The Carpenters Arms public house and St. Andrew's Church. Limpsfield Chart is located around 1.4 miles to the south-east of Limpsfield and approximately 2.5 miles from the nearest town of Oxted. The location benefits from easy motorway access to the M25 via the A25 and Junction 6. The two nearest train stations are Hurst Green and Oxted; both situated on the same line providing a regular mainline connection into London Victoria & London Bridge. There are small local shops located in Limpsfield and Hurst Green but more comprehensive shopping facilities are situated in nearby Oxted.

ENTRANCE HALL

Entered through the oak front door with glass panels, the entrance hallway with Amtico flooring, LED spotlights, a radiator, a Velux window and a cupboard which houses the boiler.

CLOAKROOM

Handy downstairs cloakroom with Amtico flooring, a low level flush W/C, a radiator, a pedestal hand basin with mixer taps, an extractor fan, LED spotlights and a double glazed window.

KITCHEN

5.18m x 4.85m (17' 0" x 15' 11") A show-stopping kitchen with Amtico flooring, an Aga, a range of granite worktops, wall and base units, a deep butler sink, two double glazed windows, space for a free standing fridge/freezer, a wine fridge, an integrated dish washer, a large island with breakfast bar and LED spotlights.

SITTING ROOM

10.01m x 6.65m (32' 10" x 21' 10") A bright space with Amtico flooring, two radiators, two double glazed windows, space for a large dining set, LED spotlights, oak framed French doors opening onto the front and bi-folding doors opening onto the rear patio/garden. There is also a carpeted staircase leading to bedrooms one, three and four.

PLAYROOM

4.57m x 3.30m (15' 0" x 10' 10") A versatile room with carpeted flooring, a rear facing double glazed window, an Oak door providing rear access, a radiator, LED spotlights and exposed brickwork.

LOUNGE

5.97m x 5.31m (19' 7" x 17' 5") A charming space with parquet flooring, an inglenook fireplace with wood burning stove, exposed beams, three windows with secondary glazing, a solid wood door providing rear access, exposed brickwork and two radiators.

STUDY

3.89m x 2.90m (12' 9" x 9' 6") The study space with oak flooring, two windows with secondary glazing and exposed beams.

UTILITY ROOM


A useful space with tiled flooring, granite worktops, composite sink with mixer taps, an electric cooker & hob, a rear facing window with secondary glazing, space for free standing white goods, two radiators



FLOORPLAN & EPC

Approximate Gross Internal Area = 341.7 sq m / 3678 sq ft
 Outbuildings = 34.2 sq m / 368 sq ft
 Total = 375.9 sq m / 4046 sq ft
 (Excluding Car Port / Voids)



 = Reduced headroom below 1.5m / 5'0"



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. (ID1071269)
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	47
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 