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Brassey Road, Oxted, Surrey RH8 0ET

****CHAIN FREE**** An imposing four bedroom link detached house & two bedroom first floor annexe located on a enviable elevated position on Brassey Road, RH8. Call us now for more information, we are ****Open 8am - 8pm 7 Days a Week****



£2,600,000 Freehold

PROPERTY DESCRIPTION

CHAIN FREE An imposing four bedroom link detached house & two bedroom first floor annexe located on a enviable elevated position on Brassey Road, RH8. This family home benefits from four first floor double bedrooms, two bathrooms, a downstairs cloakroom, three versatile reception rooms, a ground floor study, fitted kitchen and a wrap around garden. The annexe consists of two double bedroom, a family shower room, fitted galley kitchen, reception room, double garage & off street parking. The property is located on the ever popular Brassey Road, which is a short walk to both of Oxted's High Streets and also the mainline station. Call us now for more information, we are ***Open 8am - 8pm 7 Days a Week***

FEATURES

- DETACHED HOUSE
- SIX BEDROOMS
- DOUBLE GARAGE + OFF ROAD PARKING
- FOUR RECEPTIONS ROOMS
- TWO BEDROOM FIRST FLOOR ANNEXE
- ELEVATED POSITION ON PREMIER ROAD
- WRAP-AROUND GARDEN
- OXTED STATION 0.7 MILES



ROOM DESCRIPTIONS

SITUATION

The property is situated on Brassey Road, Oxted a short walk from the town centre. The town of Oxted provides a large range of shopping facilities and amenities including a large supermarket, a popular local cinema, a leisure centre, several pubs and restaurants and various local golf clubs. Oxted railway station offers direct links into Central London and is within 15 minutes walk of the property. The motorway network can be accessed nearby at junction 6 of the M25 and Gatwick Airport lies a thirty minute drive away. There are excellent schools locally including Hazelwood School, Oxted School, Woldingham School for Girls and Caterham School. There are also excellent sought after primary schools in the local area.

MAIN HOUSE

PORCH

Entered through the solid wood front door, the porch with space to hang coats and store shoes.

ENTRANCE HALL

In an open plan format with the study space, the entrance hallway has hardwood flooring and a radiator. The first floor is accessed here via a carpeted turning staircase.

STUDY

3.45m x 2.97m (11' 4" x 9' 9") The study with hardwood flooring, a radiator, feature fireplace and a front facing window.

KITCHEN/BREAKFAST ROOM

6.68m x 5.54m (21' 11" x 18' 2") The kitchen with granite worktops, a radiator, an electric hob/oven, tiled splashbacks, wood effect flooring, a stainless steel sink, glass panelled door, space for free standing fridge/freezer, a walk in pantry cupboard, a breakfast bar and a side facing window.

SITTING ROOM

5.56m x 5.05m (18' 3" x 16' 7") The double aspect sitting room with carpeted flooring, two side facing windows, two radiators, a feature fireplace and access to the balcony through a sliding door.

DINING ROOM

7.32m x 3.33m (24' 0" x 10' 11") The dining room with hardwood flooring, two radiators, picture rails and twin doors leading to the living room. There is also access to a storage cupboard.

DRAWING ROOM

9.37m x 5.38m (30' 9" x 17' 8") A triple aspect comfortable room with carpeted flooring, four windows, picture rails and a feature fireplace with marble hearth.

CONSERVATORY

3.48m x 3.17m (11' 5" x 10' 5") A useful addition with carpeted flooring and doors leading to the rear garden.

CLOAKROOM

A handy downstairs cloakroom with lino flooring and a W/C.

FAMILY ROOM

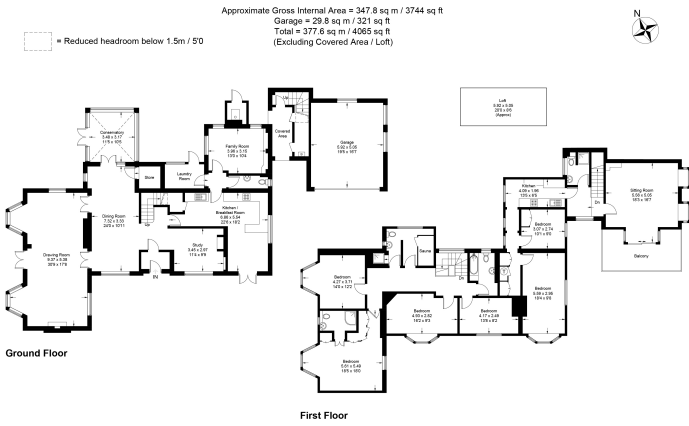
3.96m x 3.15m (13' 0" x 10' 4") A further reception room with carpeted flooring, three windows and a radiator.

LAUNDRY ROOM

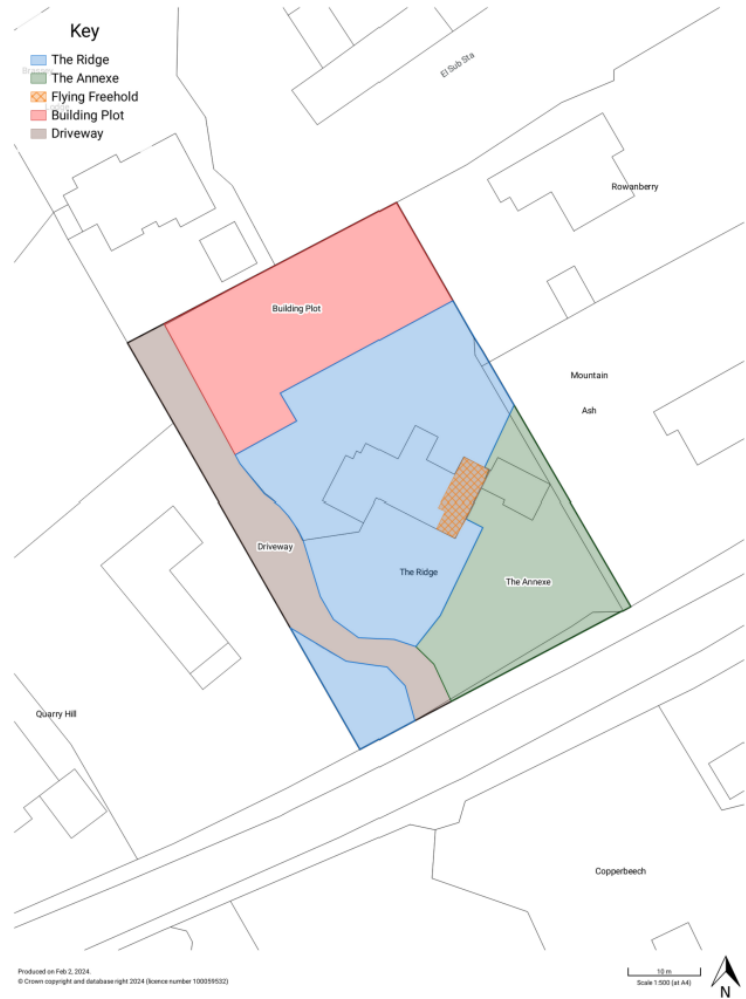
Utility space carpeted flooring, a stainless steel sink,




FLOORPLAN & EPC



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. (D1022356)
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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 | 60 | 69 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |

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