

HIGH STREET

Old Oxted, Surrey



An exclusive development of two 2 bedroom cottages
and a sympathetic 3/4 bedroom conversion in
the heart of Old Oxted, Surrey



Welcome home...

These exclusive homes are located in the centre of sought-after Old Oxted comprising two semi-detached cottages each with two bedrooms and a three / four bedroom conversion property. They all offer modern living at its very best with a high level of fittings and specification.

Old Oxted was originally the village of Oxted, appearing in the Domesday Book of 1086. It has the unique distinction of having four pubs in the High Street and many well-preserved buildings dating back to the 15th century.

Surrounded by green belt and National Trust countryside, Old Oxted is ideally located for many outdoor pursuits and there are many indoor leisure facilities for further enjoyment.

Only a few minutes walk away, the delightful Oxted town centre boasts a selection of restaurants, cafes, designer boutiques and gift shops as well as two major supermarkets.

For families, there is an excellent choice of schools, from pre-prep and nursery through to secondary state, private and the popular comprehensive Oxted School.

Oxted is well placed for rail connections and motorways with London less than 30 minutes from nearby Oxted railway station. There is easy access by car from the A25, and the M25 and M23 are only a few minutes away, making the village the perfect location for any excursion.



Site plan







CGI image for illustrative purposes only

The Cottages

Ground floor

Living/dining
4.75m x 7.00m (15'7" x 22'11")

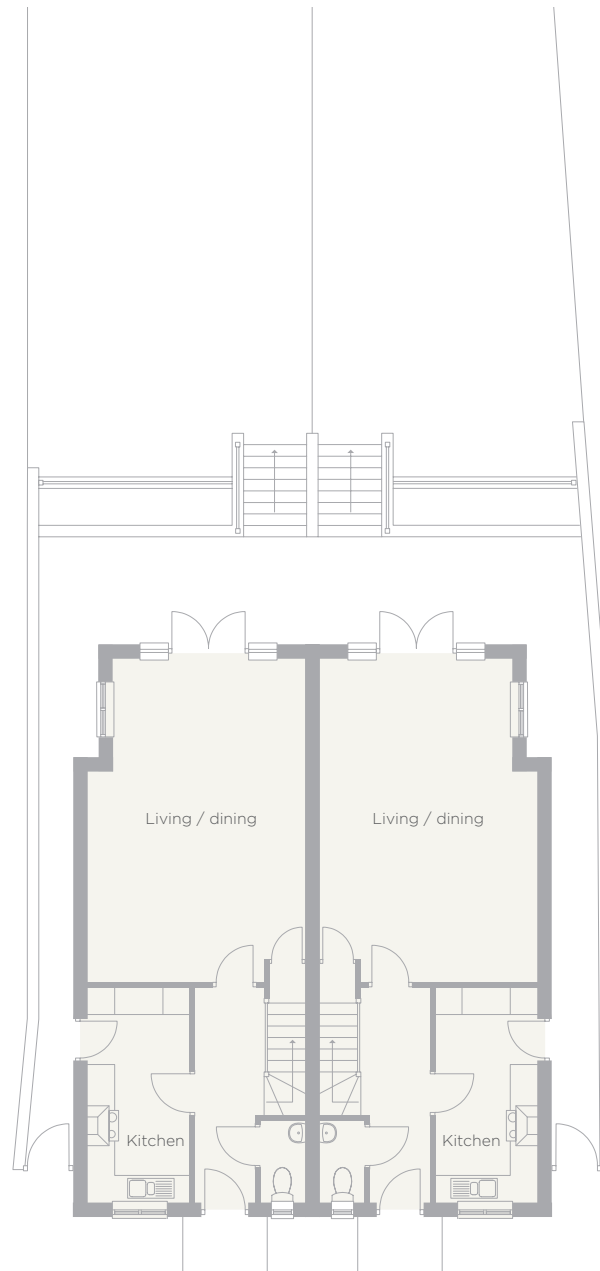
Kitchen
2.25m x 4.7m (7'5" x 15'5")

First floor

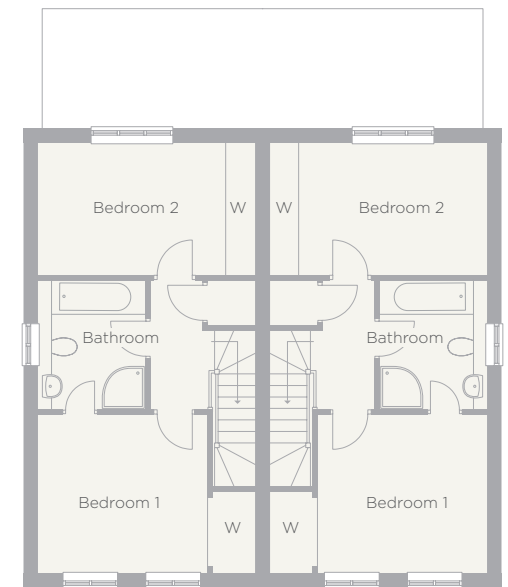
Bedroom 1 (front)
3.75m x 3.50m (12'4" x 11'6")

Bedroom 2 (rear)
3.75m x 2.90m (12'4" x 9'6")

Bathroom
2.85m x 2.35m (9'4" x 7'6")



Ground floor



First floor

No 17, High Street

Garden store

5.00m x 3.20m (16'4" x 10'6")

Ground floor

Living room

5.00m x 7.30m (16'9" x 23'11")

Kitchen/diner

5.40m x 3.90m (17'6" x 12'10")

WC

1.90m x 1.0m (6'3" x 3'3")

First floor

Bedroom 2 (front)

4.00 x 3.30 m (13'1" x 10'10")

Bedroom 3 (rear)

4.00m x 3.30m (13'1" x 10'10")

Bedroom 4/study

2.40m x 3.00m (7'10" x 9'10")

Bathroom - 2.20 x 1.80 m

(7'3" x 5'11")

Second floor

Master Bedroom (loft)

3.60m x 4.10m (11'10" x 13'5")

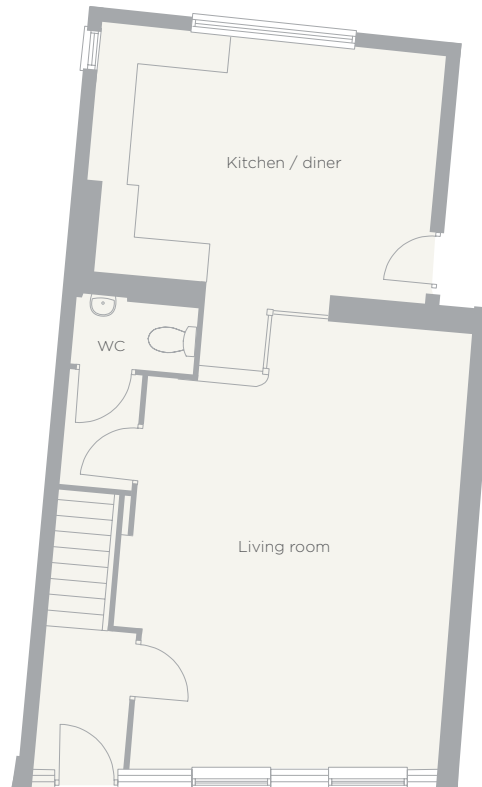
En-suite

2.2m x 1.8m (7'3" x 5'11")

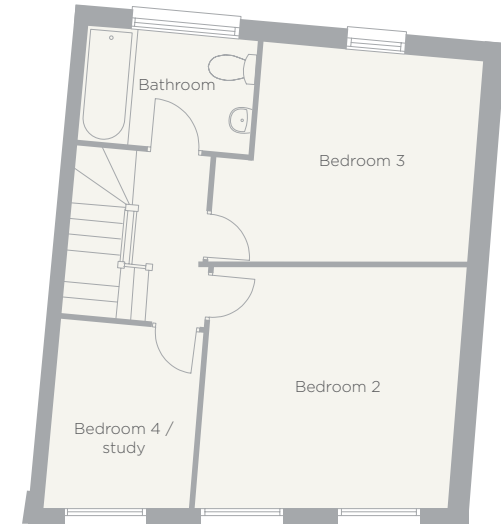
* The garden store / basement
are excluded from the NHBC warranty



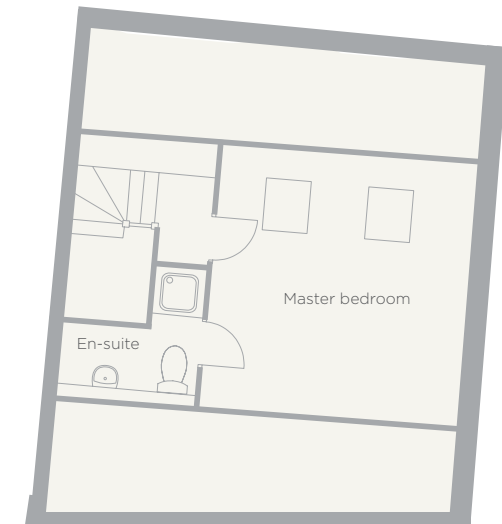
Lower ground floor



Ground floor



First floor



Second floor



CGI image for illustrative purposes only



Attention to detail

Kitchens

- Bespoke Kitchens
- Stainless steel sink and mixer tap
- Stainless steel extractor hood
- Glass splash back
- High quality appliances
- Quartz composite worktops with upstands
- Oak timber flooring

Bathrooms

- Roper Rhodes fitted furniture
- Contemporary white sanitary ware
- Hansgrohe basin and bath mixer taps
- Hansgrohe thermostatic shower control
- Villeroy & Boch porcelain floor and walls tiles
- Heated towel rails

Heating & electrical

- Under floor heating to ground floor*
- Solar PV panels
- Gas central heating
- Low voltage recessed downlighters to kitchens and bathrooms
- Pendant lighting to living rooms
- Mains operated smoke detectors
- Satin chrome switches and sockets to ground floor
- BT, TV and Sky + sockets to selected rooms
- Light and power to loft and under stairs cupboard
- Fitted burglar alarms

Internal fixtures & fittings

- Vertical five panel moulded doors
- Moulded skirting and architraves
- Satin chrome door furniture
- Cornice to all rooms except bathrooms/en-suite/kitchen
- Fitted wardrobes to selected bedrooms

External features

- Hardwood front door
- Decorative porch lantern to front door*
- External tap to rear
- Patio and turfed lawn*
- Terrace and Patio to rear **
- Off street parking

* To the cottages only

** To No. 17, High Street only



10 year warranty



HOW TO FIND HIGH STREET, OLD OXTED

From the M25, Junction 6, take the A22 following signs to Eastbourne.

At the first roundabout take the first exit onto the A25 towards Oxted. Go straight over the next roundabout and as you begin to descend take the next turning on the right to Old Oxted. Continue into the village and pass the Old Bell pub on the left and down the High Street to the bottom of the hill. The properties are located on your right.

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and other information are believed to be correct, but their accuracy is not guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. We reserve the right to alter the specification without notice and substitute materials, equipment or fittings or similar quality.



Bourne House
475 Godstone Road
Whyteleafe
Surrey CR3 0BL

T: 01883 621111
F: 01883 621010
E: info@chartwellpropertygroup.com
www.chartwellpropertygroup.com

In association with

