



# The Old Workshop

High Street, Old Oxted,  
Surrey, RH8 9LN.

## CHARTWELL

UNLOCKING LAND | BUILDING BEAUTIFUL HOMES

Robert  
Leech   
ESTD 1989

# The Old Workshop, Old Oxted.

A very high specification newly refurbished bungalow with new 10 year CRL buildings guarantee in the heart of Old Oxted. Ready to move into, this stunning property offers luxury low maintenance living with an open plan living kitchen area, large bathroom, double bedroom, parking and loft storage.

## Presented by local home builders Chartwell

### KEY PROPERTY FACTS

- Detached, single storey residence
- One double bedroom
- High specification
- Under floor heating throughout
- Off road parking
- Walking distance to Oxted station
- Fully fitted kitchen with appliances
- 10 Year CRL buildings guarantee
- Fitted alarm
- Max broadband speed 152Mbps

### LOCATION

Set in the heart of Old Oxted with its wealth of character properties and Gastro Pubs. Oxted town centre is approximately half a mile away and offers a wide range of shopping facilities together with leisure pool complex, cinema, library and railway station with service of trains to East Croydon and London. Junction 6 is approximately 3 miles away providing access to the M25 and Gatwick airport.

### DESCRIPTION

The front door opens into the exquisitely presented spacious main room of the property. A wall mounted home alarm system keypad and a large cupboard housing the boiler as well as offering space for coats and shoes is conveniently located near the door. Zonal under floor heating runs throughout the property beneath engineered oak flooring, providing a warm and homely feeling as soon as you step inside. Sun pipes and downlights boast ample natural and electric light. Ahead, the living area offers space for large sofas and furniture. In addition, there is plenty of space for a dining table and chairs. The kitchen area is beautifully designed to give the feel of a completely separate space. An array of units offer more than sufficient storage space around two walls and also beneath the breakfast bar which neatly sections off the cooking area. No expense has been spared on the kitchen units and appliances, a built in Miele oven with matching microwave unit oven, Neff induction hob with slide out extraction fan above, Neff fridge freezer, a Franke stainless steel sink with instant boiling water mixer tap (safety features integrated) and a built in slim line dishwasher complete the kitchen units.

Off a short corridor to the side of the kitchen/ living area is the bedroom, the bathroom and a large utility cupboard housing a washer/dryer machine. The bathroom is to an equally high quality contemporary design. Porcelanosa tiled walls and floors compliment the modern style of the fixtures and fittings, a hand wash basin with cupboard under and mirror over, a luxury curved front corner shower, w.c. with hidden cistern, Villeroy & Boch bath with hand held shower and a heated towel rail. The oak floored bedroom has a large built in wardrobe, a television point with hidden cables, a large window looking over the front of the property and its own under floor heating zone.

Above the living area a drop down hatch reveals an easy to use loft ladder leading up to a vast storage space.

### OUTSIDE

Off road parking for up to two cars and a small area for planting.

### THE BEST BITS...

With a new 10 years CRL buildings guarantee, this high specification residence offers comfortable, luxury living. Walking distance from Oxted town centre the bungalow is secluded but easily accessible. The perfect purchase for anyone looking for high specification but low maintenance one bedroom single storey accommodation.



0.6  
MILES

Oxted Town Centre



1.6  
MILES

Hurst Green

### REIGATE

1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

### LINGFIELD

27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

### OXTED

72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

### DORKING

01306 793105

### TUNBRIDGE WELLS

01892 280110

### LONDON

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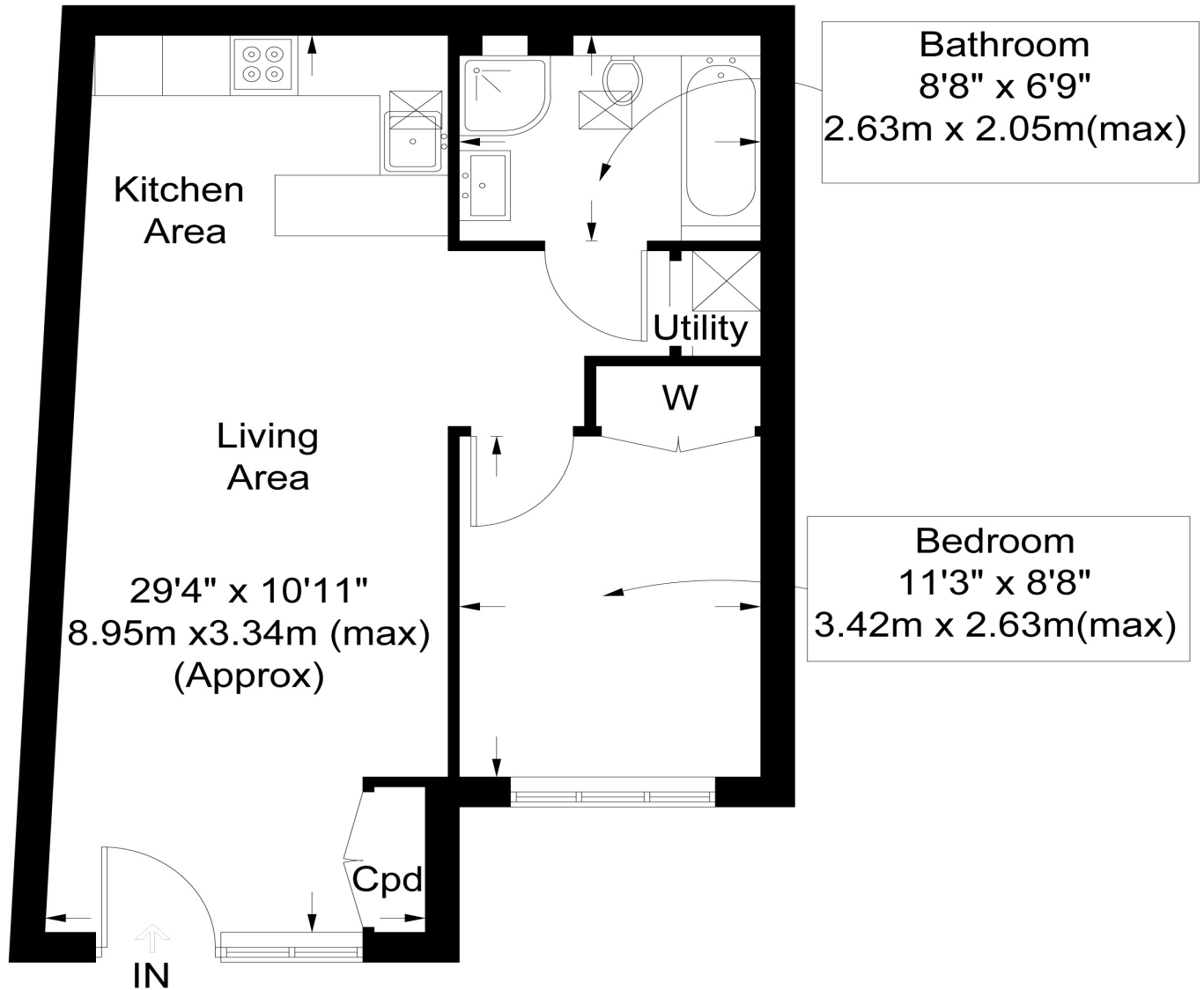


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID228589)

DISCLAIMER. THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

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