Payne&Co.



Fircroft Tandridge Lane

Tandridge RH8 9NN

£750,000

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Situation
Located in Tandridge village centre with its local public house, junior school and church, within close proximity to Oxted town centre offering a wider range of facilities including main line station with regular commuter service to Croydon and London is just over two miles away. Access to the M25 motorway (junction 6) is also about two miles away and provides links to Gatwick, Heathrow and the Channel Ports.

Location
From Oxted head west on the A25 and turn left at the roundabout just after Tandridge Golf Course. Continue into the village and the property can be found on your right hand side just after the Barley Mow public house.

To Be Sold
Set within the sought-after village of Tandridge, this attractive three-bedroom detached home enjoys a picturesque countryside setting with far-reaching rural views. Despite its peaceful location, the property is conveniently located for the amenities of nearby Oxted and Godstone, with excellent transport links including the M25 and mainline stations providing regular services into Croydon and Central London.

Hallway
Entrance hall with useful built in storage cupboard and storage beneath the staircase, with doors leading to:

Kitchen
With views to the front of the property, the kitchen is fitted with a range of wall and base units incorporating an integrated sink and drainer, built-in oven with extractor hood over, and space and plumbing for a dishwasher and washing machine, together with space for an upright fridge/freezer. A door allows access to the side of the property.

Lounge/Dining Room
A generously proportioned living/dining room with ample space for both seating and dining furniture. Enjoying views over the rear garden, the room benefits from patio doors providing direct access outside and the benefit of an air conditioning unit. A feature fireplace with stone surround and hearth creates an attractive focal point.

Shower Room
Front aspect with walk in shower, low level W/C and hand wash basin.

First Floor Landing

Bedroom One
A well-proportioned double bedroom enjoying a pleasant outlook over the rear garden, with far-reaching views across the fields beyond. Benefitting from the addition of an air conditioning unit.

Bedroom Two
Double bedroom with built in wardrobe, and views over the country side to the rear of the property.

Bedroom Three
Front facing double bedroom with built in wardrobe.

Bathroom
A well-appointed family bathroom fitted with a walk-in shower, paneled bath, vanity unit with wash hand basin, and low-level WC, enjoying views to the front of the property.

Outside
The front of the property is screened by mature trees and shrubs, creating an attractive approach and a good degree of privacy. A generous lawn extends to the front, with a useful storage shed, alongside a driveway providing off-road parking for two vehicles. Steps lead up to a wooden porch framing the entrance to the property. and there is access to the rear.
To the rear, the garden features a paved terrace, ideal for outdoor seating and entertaining, with steps rising to a well-maintained lawn bordered by mature shrubs and established flower bed. The garden enjoys a pleasant outlook, backing onto open countryside beyond , with the additional benefit of direct access onto the public footpath via a stile.

Tandridge Council Tax F






Road Map



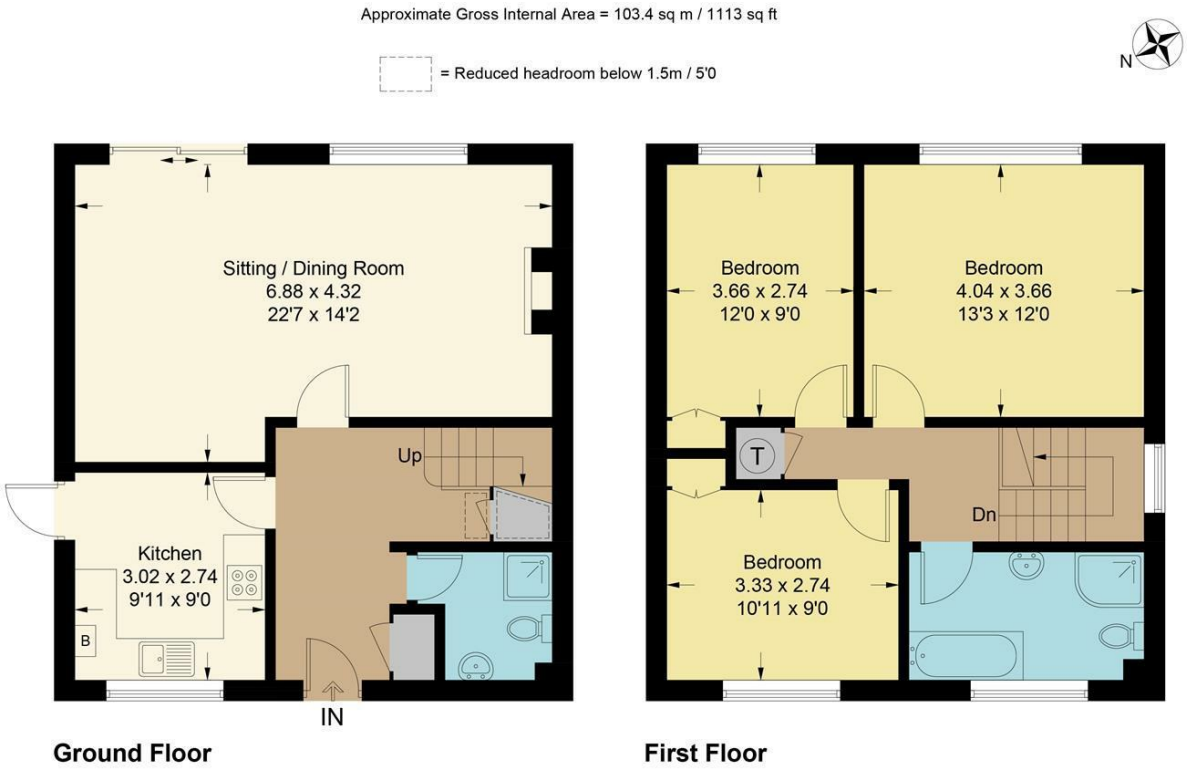
Hybrid Map



Terrain Map



Floor Plan



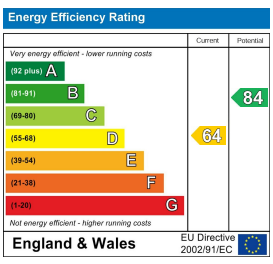
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1316226)

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Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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