

Asking Price £575,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Charrington Lodge Church Lane, Oxted, Surrey, RH8 9LS

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Charrington Lodge

Charrington Lodge is a beautiful collection of 26 one and two bedroom retirement apartments situated in the sought after town of Oxted.

Oxted is an attractive bustling town in the county of Surrey, close to the Sussex and Kent border and charmingly placed at the foot of the North Downs. Our site is perfectly located for the town's many attractive buildings that date back several centuries, one of which is St Mary's Church, which has stood proudly in the town for the last 900 years.

Oxted benefits from a variety of leisure amenities, which includes Tandridge Leisure Centre which offers a swimming pool, gym and studio, as well as the Barn Theatre where you can enjoy a variety of entertainment. Located a stone's throw from the Lodge is Master Park, a wonderful park which is home to the recently built 'The Park Hub' which runs classes in dancing, floristry, Pilates, yoga, wellbeing, and the local choir. Situated betwixt Master Park and Oxted Station, Everyman Cinema offers showings of the latest films. The pretty High Street provides a wide range of shopping facilities along with a selection of coffee shops and unique eateries for when you want to take a break. Surrounded by beautiful countryside whilst benefiting from excellent rail and road links, Oxted is only a 5 minute drive from the M25 and 20 minutes from Gatwick Airport. Oxted railway station, which is approximately 0.3 miles from the development, offers direct services to London in only 30 minutes. Whether you are looking to eat out with friends or family, browse around the shops in a vibrant community or explore the local countryside, Oxted is a popular place to enjoy your retirement, without the need to rely on your car.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge including coffee mornings, talks, games afternoons and providing information about local events.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Charrington Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Charrington Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Charrington Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

STUNNING TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

This superb two bedroom ground floor apartment offers spacious and well-presented accommodation throughout. The property is presented in fantastic order throughout and is offered with vacant possession and no onward chain.

The generous Living Room provides ample space for both living and dining room furniture, with windows allowing plenty of natural light to flow through the room. A French door leads directly onto a patio area with lovely views over the communal gardens.

The modern Kitchen is fitted with a range of eye and base level units, complemented by work surfaces and tiled splashbacks. Integrated appliances include a waist-height oven, 4 ring induction hob with extractor fan over, a dishwasher, washing machine and a fridge/freezer.

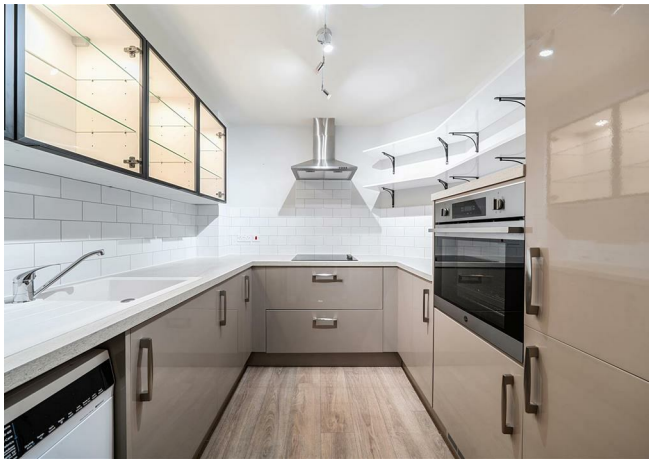
Bedroom One is a spacious double room featuring a walk-in wardrobe. The En-Suite comprises a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

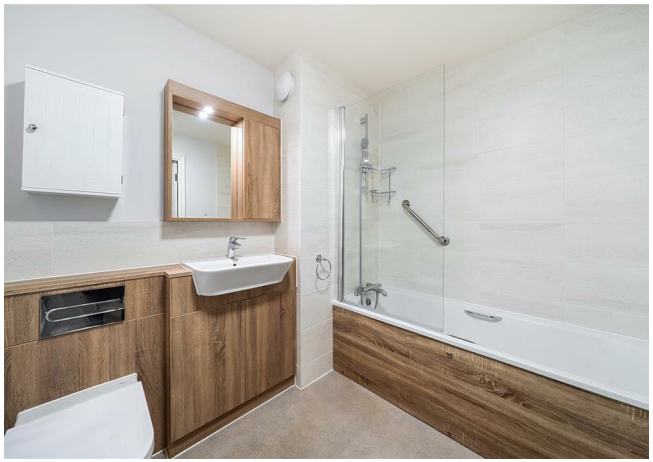
Bedroom Two is also a generous double bedroom, complete with a built-in mirrored wardrobe and additional fitted shelving and storage unit.

The Bathroom offers a full-sized bathtub with overhead shower and a handrail, WC, wash hand basin with vanity unit beneath and a heated towel rail.

Adding further practicality, the hallway benefits from a walk-in storage cupboard. This wonderful apartment offers excellent space, storage and convenience, and simply must be viewed to be fully appreciated.







Features

- Two bedroom ground floor apartment with patio and garden views
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Owners buggy store
- Lift to all floors
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 28th February 2027)
£5,367.56 per annum

Ground Rent is not charged at this development

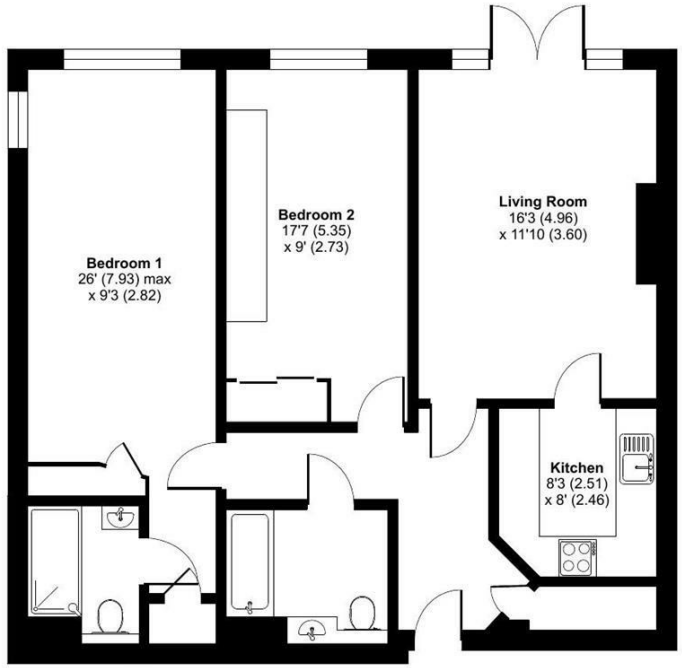
Council Tax Band E

999 year Lease commencing January 2023

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 879 sq ft / 81.6 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1537997

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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