



Eden Place, Oxted
Guide Price £1,195,000

3 2 3



ACCOMMODATION

Located on the top floor of Beecham House within a privately gated development this PENTHOUSE apartment was constructed by the highly regarded St William Group, part of Berkeley Homes. There is a wonderful terrace allowing 360 degree views over the inner courtyard and afar, across Limpsfield & Oxted. It can be accessed from the living room, dining room, large kitchen with its separate reception area, and all three bedrooms. The apartment also has the benefit of two allocated parking spaces in the gates underground car park.

The property can be accessed via a lift or by stairs and comprises three double bedrooms two with mirror front built-in wardrobes, a family bathroom, ensuite shower room, an open plan kitchen/reception with access directly onto the large south facing terrace via French doors which lead off every room. The fully integrated kitchen includes induction hob with extractor fan, two ovens, microwave and dishwasher and has the benefit of ample wall and base units offering storage. The main bedroom has the luxury of an ensuite shower room, vanity unit hand basin and W/C with the bedroom benefiting from ample built in wardrobes that create a dressing area. For convenience, the second and the third bedroom have access to a separate family bathroom, which includes a bath with shower over, vanity unit hand basin and W/C. The apartment has plenty of storage with a large coats cupboard, separate storage cupboard and separate utility room in the hallway.

OUTSIDE

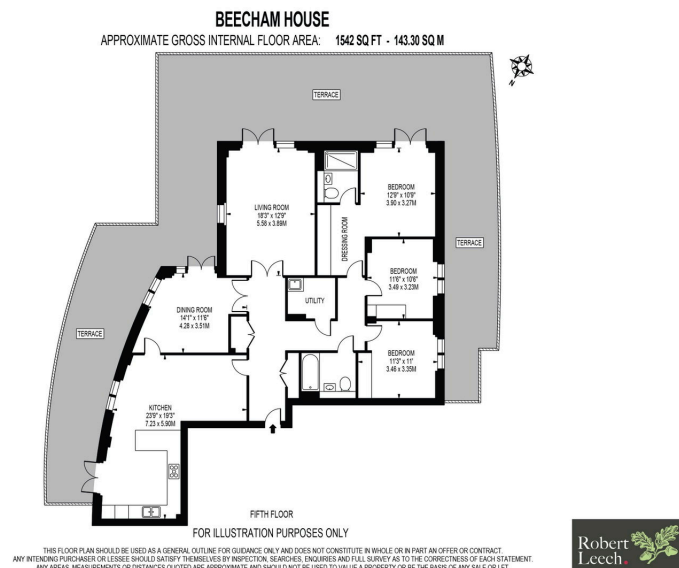
A large private terrace with 360 degree views, which is accessed via all principal rooms. It further benefits from stunning views over the beautiful communal gardens with seating areas, fountain and visitors parking bays.

LOCATION

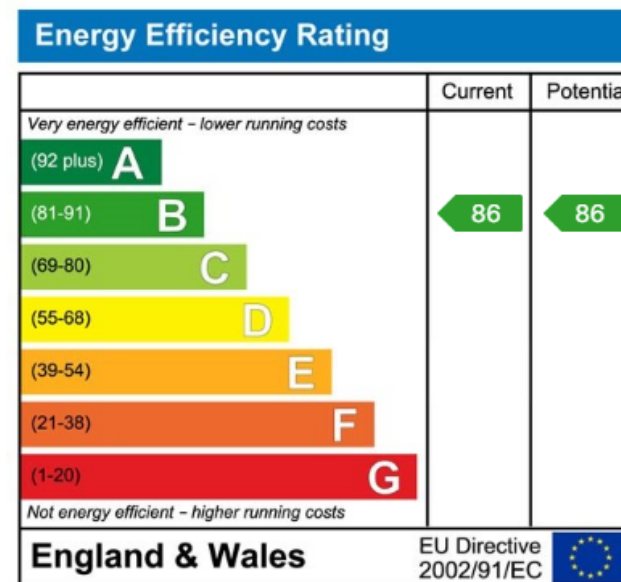
Positioned in an enviable town-centre setting, this penthouse truly embraces everything Oxted has to offer. With its blend of culture, green spaces, and modern amenities, Oxted provides the perfect balance between vibrant urban living and peaceful countryside charm. Master Park offers 11 acres of beautifully maintained grounds and is home to local sports clubs including Oxted FC, cricket, and tennis. For lovers of the outdoors, the stunning Surrey Hills and the National Trust's Limpsfield Common offer endless walking and cycling routes. Cultural life thrives here too. The historic Barn Theatre brings a rich programme of plays and musicals, while the luxurious Everyman Cinema offers a boutique film experience with plush seating and delicious food and drink options. Oxted's dining scene is equally impressive, featuring everything from cosy traditional pubs such as The Old Bell situated in Old Oxted which is a historic pub dating back to the 14th century, The Bull Inn located in nearby Limpsfield and established pubs in the area. With stylish eateries, cafés, bars, and delis—there is a good choice for evenings out or weekend brunches.

Shopping -there are local boutique shops, chemists, supermarkets including





- Penthouse with 360 degree private terrace
- Berkeley Homes Development
- 2 secure underground parking spaces
- 1542 sq ft
- 999 year lease from 2020
- 3 beds, 2 baths, 3 reception rooms
- Oxted High Street location
- Panoramic views
- Service Charge £6,252p/a
- EPC (86B)



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