



**OXTED**

**SURREY,**

**Guide Price £875,000 Share Of Freehold**

**JACKSON-STOPS**





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18STACKHOUSE

WEST HILL, OXTED, SURREY, RH8 9JA

WITH STUNNING PANORAMIC VIEWS, AN EXCEPTIONAL PENTHOUSE APARTMENT WITH WRAP AROUND ROOF TERRACE, A SHORT WALK OF OXTED TOWN AND STATION.



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## DESCRIPTION

An impressive, light and spacious penthouse apartment, with stunning, far-reaching views to the south. A prestigious, highly sought after property, Stack House was constructed in the mid 1970's and has just 18 apartments set within beautiful communal grounds with a swimming pool.

Approached from the communal car park, the apartments have plentiful parking for residents and guests, number 18 also has a single garage with an electrically operated door. From the car park, steps lead down to the communal entrance which is accessed via electronic key pad. Inside there is a lift or stairs to the upper floors. The penthouse then has a private hall.

With an abundance of natural light from roof lanterns, the reception hall has a security entry phone. There is a guest cloakroom together with an airing cupboard and large cupboards, that provide plenty of space for coats and domestic appliances. From here, a door opens into the capacious drawing room. Triple aspect, the drawing room has stunning southerly views, with full height, sliding doors giving access to the wrap around roof terrace. A large fireplace adds a further feature to the room, housing an electric log effect fire. Double doors open onto the dual aspect dining room which also has doors to the terrace.

The well fitted kitchen/breakfast room has a range of cherry cabinets with cream Corian work tops and a breakfast bar. Appliances include a Miele electric oven and microwave, Gaggenau gas hobs, a dishwasher, fridge and freezer. Glazed doors open onto the roof terrace. From the kitchen there is a utility room with wall and base cabinets, a sink and space for washing machine.

The three bedrooms are all doubles, with the master suite having sliding doors to the roof terrace, offering a delightful space from which to enjoy the outstanding far-reaching views. The suite also has fitted wardrobes and a full en-suite bathroom. The remaining two rooms are served by the newly re fitted shower room and both have fitted wardrobes. Offering a flexible layout, the rooms offer possibilities for a variety of uses with one currently being used as a study.







Outside, to the rear are large, secluded communal gardens. Attractively planted, there are a variety of mature shrubs and trees, The remainder of the garden is predominately laid to lawn and there is a heated swimming pool for resident's use.

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## FEATURES

Communal Hall With Lift, Private Hall, Drawing Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Three Double Bedrooms, En-suite Bathroom, Shower Room, Wrap Around Roof Terrace, Communal Gardens With Heated Swimming Pool, Residents Parking, Private Garage. EPC Rating D.

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## SITUATION

The lively town of Oxted has interesting speciality shops and high street brands, together with restaurants, bars and cafes offering a wide range of cuisines. Waitrose and Sainsburys have local stores with larger supermarkets all within easy reach. There is also a luxurious Everyman Cinema and the ever-popular Barn Theatre.

Further shopping and facilities are nearby in the larger towns of Sevenoaks (9.7 miles), Croydon (12.4 miles), Bromley (15 miles), Bluewater Shopping Centre (27 miles).



Mainline Rail Services: Oxted (within a mile) serve London Bridge/Victoria both in approximately 33 and 39 minutes respectively, with Thames Link trains to Farringdon and London St Pancras International.

Schools in the area include; Primary Schools: Limpsfield, Crockham Hill, Oxted and Westerham and a senior school with sixth form, Oxted School. Private Schools: Hazelwood School in Oxted (nursery and early years, prep to 13 yrs). Radnor House in Sundridge. Public schools are at Sevenoaks and Tonbridge. Woldingham Girls School and Caterham School.

Leisure Facilities: Tennis and Squash Clubs, private and public golf courses including Tandridge in Oxted, Limpsfield and Westerham. Leisure centre with swimming pool and local gyms.

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## VIEWINGS

By appointment through Jackson-Stops Tel: 01883 712375

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## DIRECTIONS

From Station Road West, proceed in a south westerly direction to the roundabout and take the first exit into East Hill Road. Proceed to the T junction with the A25 and turn right into West Hill. The entrance to Stack House will be found almost immediately on the left hand side.







## PROPERTY INFORMATION

- Services: Gas fired central heating via radiators. All other mains services.
- Local Authority: Tandridge District Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Please note that the balcony photograph has been edited to remove garden pots and to refresh the facia for illustrative purposes only.

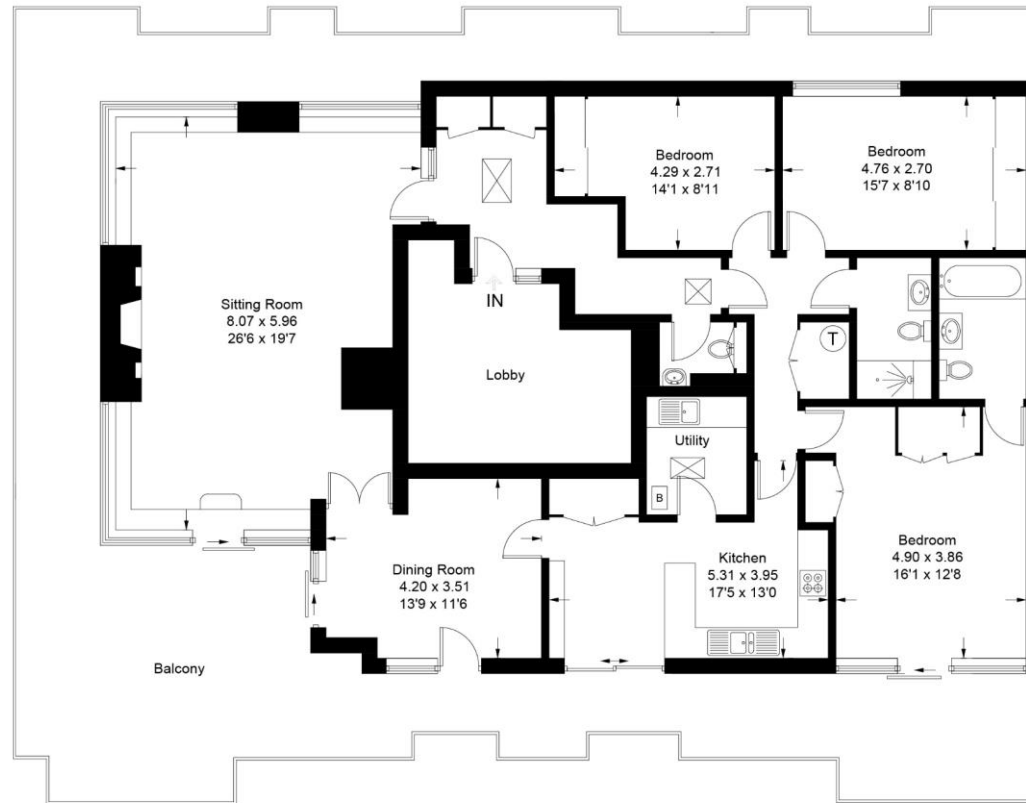
## IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 56                      | 68        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



Approximate Gross Internal Area = 161.7 sq m / 1740 sq ft  
(Excluding Lobby)



Fourth Floor

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. (ID1119852)

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