



LIMPSFIELD CHART

OXTED, SURREY

Offers Over £1,400,000 Freehold

JACKSON-STOPS 

**THE BRIAR PATCH
TREVEREUX HILL, LIMPSFIELD CHART, OXTED,
SURREY, RH8 0TL**

AN INDIVIDUAL DETACHED 1930'S HOME OF CHARACTER OFFERING TREMENDOUS POTENTIAL AND IN A TRULY OUTSTANDING LOCATION



DESCRIPTION

Brought to the market for the first time in nearly 40 years. A detached character home constructed in the early 1930s and offered for sale without onward chain. In a truly outstanding location set high on the Greensand Ridge with spectacular far-reaching views over three counties. The property gives the appearance of having been loved and well cared for but is now in need of a measure of some general updating to allow for modern day requirements and tastes. However, the warm and welcoming atmosphere pervades throughout the house and all the while one is aware of the wonderful outlook. Extending to just shy 2,500 square feet, the accommodation is laid out over three floors. Subject to obtaining any necessary planning consents there is potential for extension. It is rare for properties in such a location to come on the market and the property presents an excellent opportunity for an imaginative purchaser. Internally, as you step inside, you are immediately greeted by the comfortable entrance hall/snug, which has a cosy feel and which gives access to the principal reception rooms. A lovely sitting room with a feature fireplace, ideal for entertaining guests, as well as enjoying the views through the rear bay window. The kitchen/breakfast room equipped with modern fixtures/fittings and appliances. Adjacent is the utility room ensuring convenience and efficiency for household needs as well as brilliant space for coats, wellies and pets with direct access to outside. A dining room, study and downstairs cloakroom complete the ground floor accommodation. Ascending upstairs, off the landing you'll find the main bedroom complete with far reaching views and en suite bathroom and dressing room. Two further double bedrooms share a family bathroom. A staircase from the landing leads to the second floor, with bedroom 4 and additional storage cupboards. Externally, is a stone terrace perfect for al fresco dining directly to the rear of the property, bound by mature shrubs and specimen trees. On the lower level is a swimming pool surrounded by an entertaining terrace. A tandem garage provides ample storage space for vehicles and equipment with parking in front of the garage. This delightful family home presents a rare opportunity to enjoy comfort and tranquil countryside living in one of Surrey's most charming hamlets with spacious accommodation, stunning garden and close proximity to Oxted.



FEATURES

- Entrance Porch
- Sitting Room
- Snug
- Dining Room
- Study
- Kitchen
- Utility Room
- Cloakroom
- Main Bedroom with Dressing Room & En Suite Bathroom
- 3 Further Bedrooms & Family Bathroom
- Driveway Parking
- Tandem Garage
- Delightful Garden with Swimming Pool
- Panoramic Southerly Views

SITUATION

The Briar Patch is in a truly magnificent location, approached over National Trust common land enjoying outstanding rural south westerly views as far as The South Downs. Limpsfield Chart is a most delightful picturesque hamlet with a popular public house and surrounded by National Trust common land. The neighbouring village of Limpsfield offers a village store, Limpsfield C of E infant school and Church. The surrounding countryside is perfect for riding and walking over



miles of National Trust and Titsey Estate open land and woodland. Nearby Oxted is well known, not only for being an old established town on the Surrey/Kent border but also for its access to London, good schooling, cinema, theatre and international travel connections. The M25 (Junction 5 or Junction 6) is a short drive away, providing access to the national motorway network, the A21, as well as the international airports of Gatwick and Heathrow. Fast train services are available from Oxted to London Bridge and London Victoria taking approximately 30 minutes. There are numerous schools in the area including the preparatory school of Hazelwood on Limpsfield Common, as well as public schools of Caterham, Lingfield College, Sevenoaks, Tondridge, Woldingham, Worth, Whitgift, along with Oxted school. There are also grammar schools at Tonbridge and Tunbridge Wells. Sporting and recreational facilities within the area include: racing at Lingfield, Plumpton, Fontwell, Brighton and Goodwood; polo at Knepp Castle and Cowdray Park; golf at Tandridge, Limpsfield, Royal Ashdown, Hever, Holtye and Westerham; sailing and water sports are available at the Bough Beech and Weirwood Reservoirs and all along the south coast. There is a leisure centre in Oxted and Edenbridge and a Country Club at Lingfield.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375





PROPERTY INFORMATION

- Services: Gas CH/HW; Mains electricity, water and drainage.
- Mobile Coverage: Please look at the Ofcom website for more information
- Local Authority: Tandridge District Council
- Council Tax band: H
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

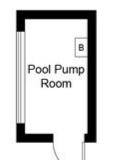
IMPORTANT NOTICE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 232.2 sq m / 2499 sq ft
 Pool Pump Room = 4.1 sq m / 44 sq ft
 Total = 236.3 sq m / 2543sq ft

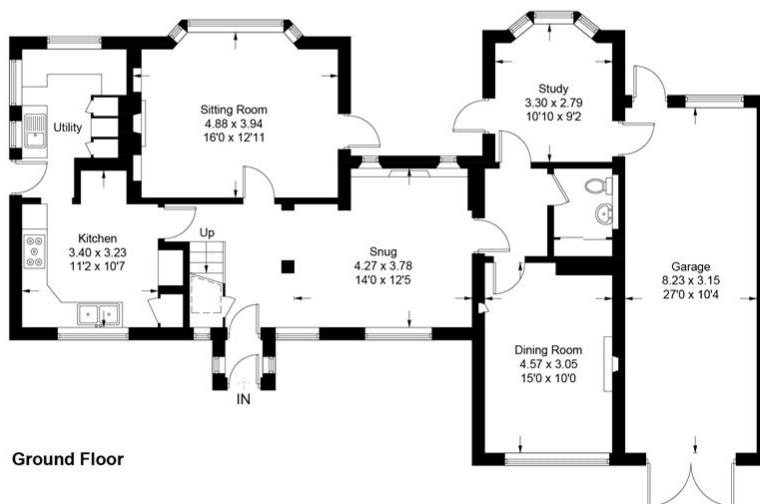
 = Reduced headroom below 1.5m / 5'0



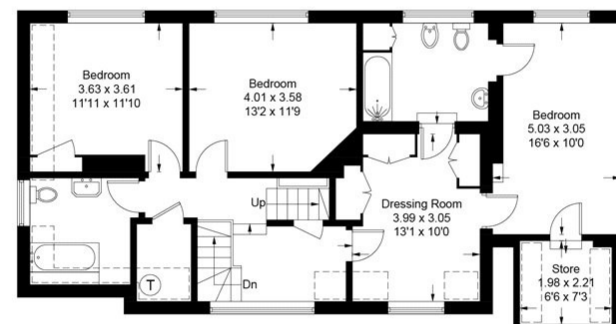
(Not Shown in Actual Location / Orientation)



Second Floor



Ground Floor



First 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. (ID1141994)
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OXTED

01883 712375

oxted@jackson-stops.co.uk
 jackson-stops.co.uk

OnTheMarket.com

rightmove

Zoopla



JACKSON-STOPS 

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