



OXTED
SURREY,

Guide Price £895,000 Freehold

JACKSON-STOPS 

15 HAYWAIN

OXTED, SURREY, RH8 9LL

ATTRACTIVE FOUR BEDROOM FAMILY HOME WITHIN A SHORT WALK OF OXTED TOWN AND MAINLINE RAIL.



DESCRIPTION

A highly sought after, exclusive development, Haywain was constructed in 1987 by Lovell Homes. An appealing mix of attractive four and five bed roomed detached houses, Haywain is quietly located, being a no through road on the edge of Oxted just a few minutes level walk of the town and station.

Well-loved over the years, the property is now ready for a new owner to make their own mark. The spacious accommodation, is set over two floors and has a flexible layout, which offers possibilities to extend into the garage to provide additional living space, if required, (subject to the usual consents).

From the hall there is a cloakroom and doors to the integral garage, sitting room and kitchen. Rooms are flooded with natural light from the large windows and the sliding doors to the garden. The sitting room has an attractive fireplace which provides a cosy focal point. There are sliding doors out to the terrace and double, glazed doors into the adjoining dining room. Comprehensively fitted the kitchen has a range of wood wall and base cabinets with marble effect laminate work surfaces above. Appliances include an electric oven with an extractor fan over, a dishwasher and a fridge. Upstairs a wide landing leads to the bathroom and the four bedrooms, the main bedroom having an en-suite shower room. bathroom.

Outside, the house is approached over the drive which provides parking to the front of the house and the garage. There is a lawn area with mature shrubs around it. A gate leads to the back garden. The rear garden has a paved terrace leading to the lawn. Fully fenced with attractive shrubs and perennials to the borders the garden offers a peaceful environment in which to relax or entertain friends and family.

FEATURES

Entrance Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, Principal Bedroom With En-suite Shower, Three Further Bedrooms, Family Bathroom, Garage, Gardens. EPC Rating C.

SITUATION

Perfect for anyone who wants to be close to the town, Haywain is just a short stroll to the luxurious Everyman cinema, specialty shops, boutiques, leisure centre and a wide variety of restaurants, pubs and cafes. Oxted mainline station serves London Bridge and Victoria in approximately 33 and 39 minutes respectively. There are Thameslink trains to Farringdon and London St Pancras International. The M25 (junction 6) is easily accessible as are Gatwick, Heathrow and Stansted airports, Bluewater Shopping Centre and the Channel Tunnel. There are many excellent schools in the area, with state primary schools in Limpsfield, Crockham Hill, and Oxted and the private schools of Hazelwood in Oxted (nursery and early years, prep to 13 yrs), Radnor House in Sundridge and public schools at Sevenoaks, Tonbridge, Woldingham Girls School and Caterham School. Oxted is located in the Surrey Hills, an Area Of Outstanding Natural Beauty. There are miles of beautiful countryside together with National Trust Woods and Parklands, which provide wonderful places for walking and horse riding. There are a wide variety of leisure facilities and clubs, including Master Park with tennis courts and a brand new Park Hub, Limpsfield Tennis and Squash Club, private and public golf courses at Tandridge in Oxted, Limpsfield and Westerham.

PROPERTY INFORMATION

- Services: Gas fired central heating via radiators. All other mains services.
- Local Authority: Tandridge District Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

VIEWINGS

By appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

From the M25 at Godstone take the A22 towards East Grinstead. At the roundabout take the A25 towards Oxted and Westerham. At Oxted take the left hand turn onto Church Lane. Haywain is the first turning on the left.



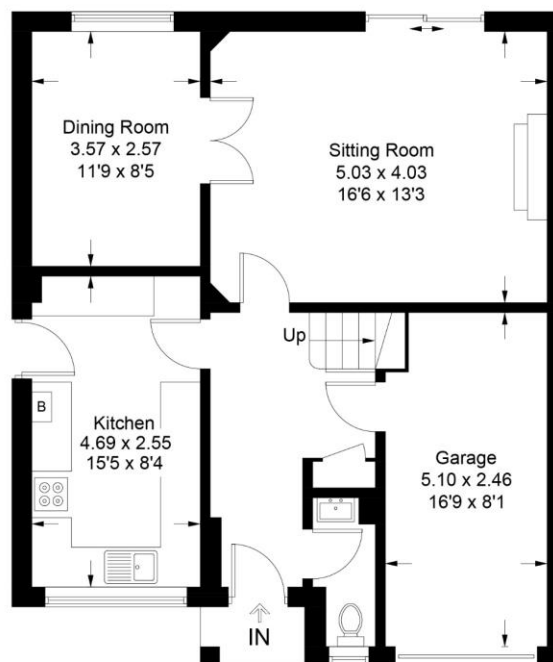
IMPORTANT NOTICE

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.

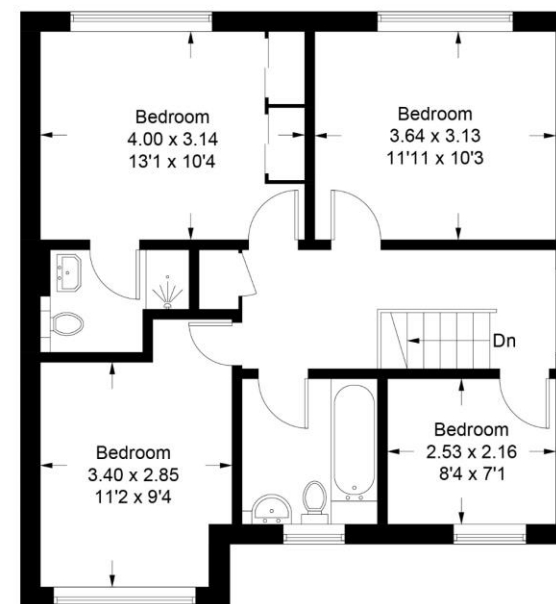
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 129.6 sq m / 1395 sq ft
(Including Garage)



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. (ID1181707)
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OXTED

01883 712375

oxted@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket.com

rightmove

Zoopa



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