



OXTED
SURREY,

Guide Price £1,900,000 Share of Freehold

JACKSON-STOPS 

FLAT 17, THE CHAPEL, ST. MICHAELS
WOLFS ROW, LIMPSFIELD, OXTED, SURREY, RH8 0QL

MAGNIFICENT CHAPEL CONVERSION APARTMENT WITH FAR REACHING VIEWS SET OVER TWO LEVELS WITHIN A HANDSOME VICTORIAN GRADE II LISTED FORMER SCHOOL.



DESCRIPTION

A former Church Missionary Society and then a girl's school, St Michaels was originally constructed in 1886. The handsome elevations are mellow red brick in English bond with polychrome black bands and diaper work, stone dressings and tiled roof with terracotta ridge tiles and brick chimneystacks. The original building was in part, a central head teacher's house called Private House which had the Chapel above. The apartment retains many original features which include mullioned and transomed windows, some with trefoil heads and stained-glass windows. The door to the property is believed to be the original chapel door. Principal architectural features of the building include a central five-bay deep apsidal-ended projection, with a barrel-vaulted roof, rose window and central window of the apse in the chapel itself.

Beautifully maintained, the owners have worked with Historic England to protect the wonderful historical features by encasing the original stained glass within modern double-glazed panels. They also went to great pains when utilising the mezzanine level, to keep the barrel-vaulted ceiling as open as possible, by installing glass panels to the master bedroom, allowing the eye to still travel along its length.

The property is accessed via the main front entrance where an elegant communal reception hall gives access to either stairs or a lift to the upper floors. Inside the apartment, well-proportioned accommodation is set over two floors with two-bedroom suites on the first level, along with the kitchen/breakfast room, utility room and guest cloakroom. High quality finishes include Walnut flooring to the majority of the apartment together with a solid Walnut staircase.

The main feature of the apartment is the magnificent galleried reception room which links to the mezzanine level via wide stairs. The room is flooded with light from windows on both levels, facilitated by the use of glass balustrades to the mezzanine. Some of the lower-level windows have beautiful stained glass and there are lovely, southerly, far-reaching views.

A minimalistic contemporary staircase rises to the mezzanine, with the gallery arranged as a gym and study area. There is a



cleverly designed, luxurious master suite with part glass walls rising into the barrel ceiling, giving an unimpeded view of this stunning feature. Within the suite is the rose window which sits above the Philippe Starck free standing bath. Behind a hidden door is the shower and W.C and to the other side of the room, a large shoe closet. Behind the bed is a walk-through dressing room and closet.

Outside, there are well-tended and landscaped communal grounds. Offering delightful spaces to gather with neighbours and friends, there are paved terraces, lawns and a tennis court, all interspaced with planted borders and mature trees. The estate is accessed via electrically operated, wrought iron gates which lead to the allocated residents and visitor parking areas. The apartment also benefits from two tandem garages and has three allocated parking spaces. In all circa 4 acres.

FEATURES

- Reception Hall, Magnificent Galleried Reception Room, Kitchen/Breakfast Room, Utility Room, Two Bedrooms with Dressing Area and En-Suites, Guest Cloakroom, Mezzanine Level Gym and Study, Master Bedroom with En-Suite Bathroom and Dressing Room, Two Double Garages, Three Allocated Parking Spaces, Guest Parking, Extensive Communal Grounds with Tennis Court. In All Circa 4 Acres.

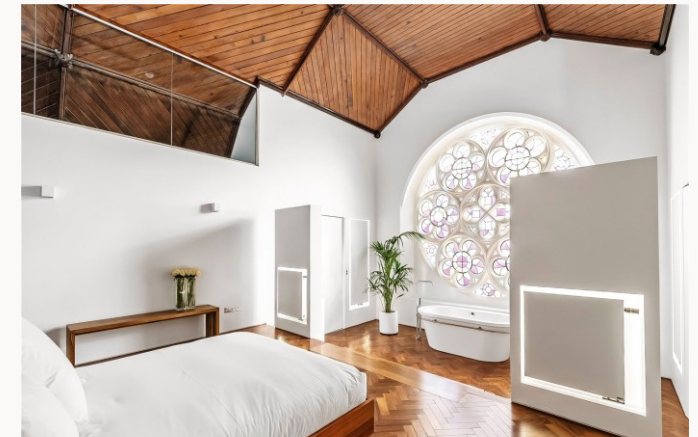


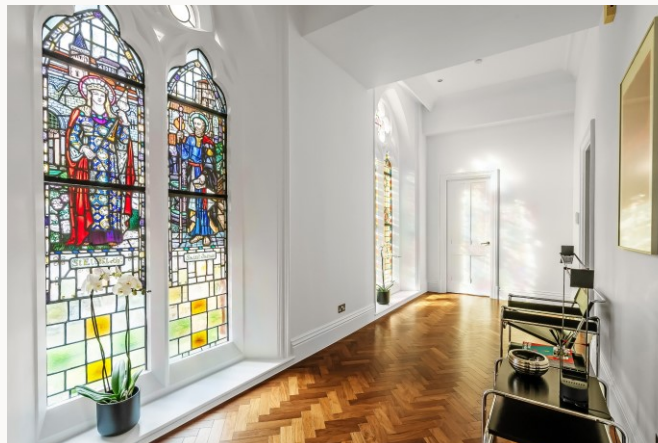
SITUATION

St. Michaels is located on the fringe of Limpsfield Village which boasts a wealth of period properties and small specialist shops, local store/post office and The Bull Inn, as well as Limpsfield Tennis & Squash Club. Oxted's thriving town centre (just over a mile) has a range of shopping facilities, restaurants and cinema. Oxted railway station provides services to London Bridge and Victoria in approximately 33 and 39 minutes respectively, with ThamesLink trains to Blackfriars, Farringdon and London St Pancras International. The M25 is easily accessed at junctions 5 and 6. There are schools in both the state and private sectors within the Tandridge District for boys and girls of all ages, including Hazelwood school. Leisure facilities in the area include the Tandridge Leisure Centre at Oxted, tennis courts, equestrian establishments, public and private golf courses including Tandridge at Oxted, Limpsfield Chart at Limpsfield and North Downs in Woldingham.

VIEWINGS

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





PROPERTY INFORMATION

- Services: Gas fired central heating via radiators and underfloor heating. All other mains services.
- Local Authority: Tandridge District Council
- Council Tax band: H (£xx for 2024/25)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

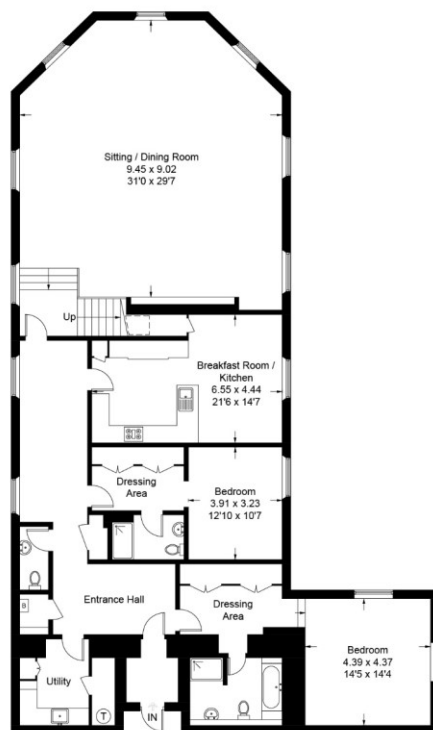
IMPORTANT NOTICE

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 relation to the property. If these are required, you should include their terms in any contract between you and the seller.

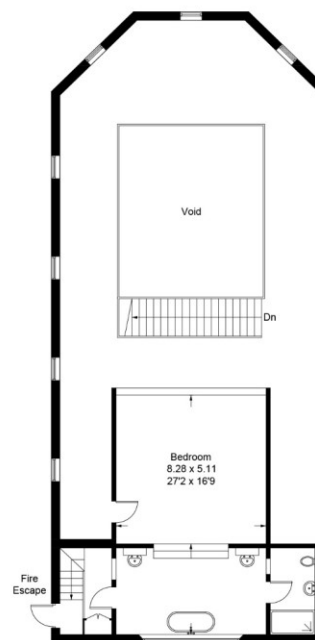
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

 = Reduced headroom below 1.5m / 5'0

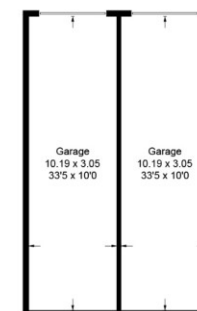
Approximate Gross Internal Area = 391.5 sq m / 4214 sq ft
Garage = 63.7 sq m / 686 sq ft
Total = 455.2 sq m / 4900 sq ft
(Excluding Void)



Second Floor



Third Floor



(Not Shown In Actual Location / Orientation)

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. (ID1146039)
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