



OXTED
SURREY,

Guide Price £575,000 Leasehold

JACKSON-STOPS



19, CHARRINGTON LODGE
26 CHURCH LANE, OXTED, SURREY, RH8 9LS

A WONDERFUL TWO BEDROOM TWO BATHROOM RETIREMENT APARTMENT BENEFITTING FROM A SOUTH FACING PRIVATE BALCONY, IN THE HEART OF OXTED



DESCRIPTION

Charrington Lodge is a beautiful collection of 26 one- and two-bedroom retirement apartments completed in 2023, situated in the sought after town of Oxted. Positioned with a wonderful south-easterly aspect in the development. Number 19 situated on the 1st floor can be accessed by either a lift or stairs, to this delightful two-bedroom apartment which benefits from a balcony overlooking the rear communal gardens. The property provides bright and good-sized accommodation with quality fixtures and fittings, modern sanitaryware and elegant neutral décor throughout.

Internally, the accommodation flows from a communal entrance hall with stairs and a lift rising to the upper floors, both with an emergency call system to summon assistance. The apartment opens into a welcoming reception hall with useful storage. Extending to more than 17ft in length is the sitting/dining room offering plenty of space for living and dining room furniture. A French door opens to the private balcony with lovely views of the communal gardens and a further glazed door leads through to the Kitchen. The kitchen offers a range of modern wall and floor level cabinets with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

The accommodation is completed by two south-facing bedrooms. The main bedroom is a very generous double with a walk-in wardrobe. An en-suite offers a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail. The guest bedroom is another good-sized double with a built-in mirrored wardrobe. This room is currently being used as a TV room and could also be used as dining room, study or hobbies room. The bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail. The development also provides a well-maintained communal garden, laid mainly to lawn and well-stocked shrub beds and featuring numerous seating areas.

The Lodge Manager is on hand throughout the day to support the residents and keep the development in perfect shape as well as arranging many regular events in the resident's lounge including coffee mornings, talks, games afternoons and providing information about local events.



FEATURES

- Bright Dual Aspect Living Room with Private South Facing Balcony
- Modern Kitchen with Integrated Appliances
- Main Bedroom with En Suite Shower Room
- Good Sized Double Guest Bedroom
- Bathroom
- Residents Private Car Park
- Lodge Manager - 5 Days A Week
- 24 Hour Careline
- Owners Buggy Store
- Residents Lounge & Coffee Bar for weekly organised events

SITUATION

Perfect for anyone who wants to be close to the action, situated in the heart of Oxted, is just a short stroll from the luxurious Everyman cinema, speciality shops, boutiques, leisure centre and a wide variety of restaurants, pubs and cafes, as well as the Barn Theatre where you can enjoy a variety of entertainment. Master Park is a rolling stretch of green parkland that plays host to Oxted Cricket Club, numerous annual events right on the doorstep, which is also home to the recently built 'The Park Hub' which runs classes in dancing, floristry, Pilates, yoga, wellbeing, and the local



choir. The mainline station is around five minutes' walk away, serving London Bridge/Victoria in approximately 33 and 39 minutes respectively, with Thameslink trains to Farringdon and London St Pancras International. Locally, there are a wide variety of leisure facilities and clubs, including Limpsfield Tennis and Squash Club, private and public golf courses at Tandridge in Oxted, Limpsfield and Westerham. Nestled in the Surrey Hills, the area has miles of beautiful countryside for walking and horse riding.

VIEWINGS

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

DIRECTIONS

From our office proceed down Station Road West to the roundabout and straight across into Church Lane. You will pass Master Park on your right-hand side and Charrington Lodge will be found after a short distance on the left-hand side, virtually opposite Wheeler Avenue.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.





PROPERTY INFORMATION

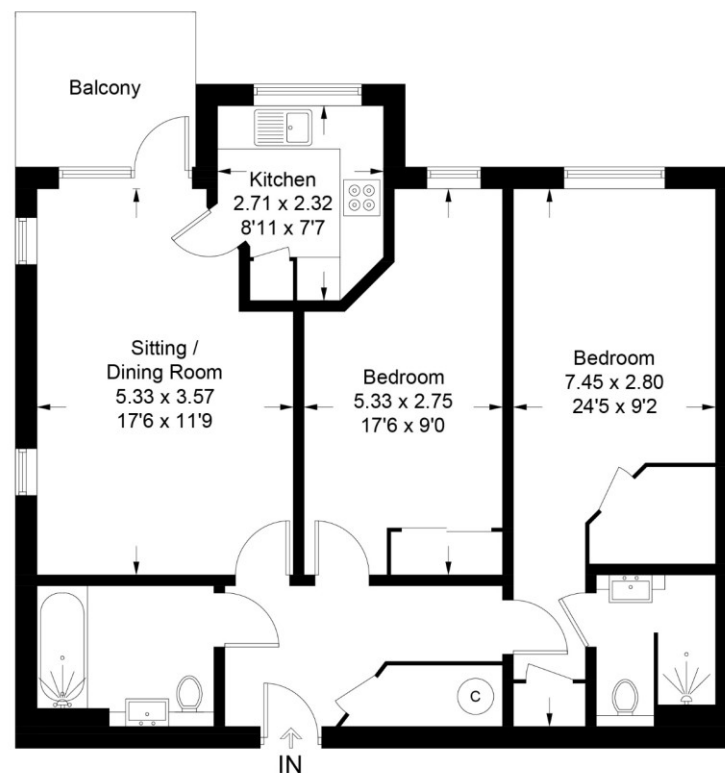
- Services: All main services. Water and sewerage bills are included within the service charge.
- Charrington Lodge requires at least one apartment owner to be over the age of 60 with any second Owner over the age of 55.
- Service Charge (Year ending 30th November 2025) £5,099.71 per annum. No Ground Rent charged.
- Local Authority: Tandridge District Council
- Council Tax band: E (Exx for 2025/26)
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



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. (ID1243534)
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