



OXTED
SURREY,

Guide Price £2,300,000 Freehold

JACKSON-STOPS 

ROCKFIELD COTTAGE
ROCKFIELD ROAD, OXTED, SURREY, RH8 0EJ

A FABULOUS DETACHED FAMILY HOME OF GREAT CHARACTER SET ON ONE OF OXTED'S PREMIER ROADS. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION AS WELL AS STUNNING PRIVATE LANDSCAPED GARDENS, SWIMMING POOL AND DOUBLE GARAGE WITH HOME OFFICE



DESCRIPTION

Dating from 1914, this exceptional family home in a prime location is superbly arranged for family living. It is set within stunning landscaped gardens, offering a swimming pool, various outside entertaining areas, and a generous double garage with additional accommodation above and a spacious parking area. In addition, this five-bedroom home has been tastefully updated by the current owners since their purchase in 2004, maximising the appeal. The presentation is stylish throughout. Internally the house reveals its true size and scale offering accommodation of approximately 3,443 square feet, plus the outbuildings including garage of a further 944 square feet. The accommodation is laid out over two floors and works very well for modern day family living. The front door opens into a delightful reception hall, providing access to the principal living areas and a convenient cloakroom. To the left and right there are generous rooms that flow seamlessly - ideal for entertaining. An impressive triple aspect sitting room, with beautiful ceiling mouldings and a feature fireplace, opens into the dining room with a lovely bay window. Both rooms benefit from garden views and access out on to the terrace. The bespoke hand-crafted kitchen/breakfast room is modern, well fitted and equipped with painted cupboards combined with granite work surfaces, central island with a raised curved oak breakfast bar, stone flooring and ceiling downlighters. Appliances include a five-ring hob set under a canopied extractor, plus a separate electric oven and additional modern appliances. There is also a recessed, generous walk-in pantry, as well as access to the dining room. Bifold oak/glass doors open into the unique oast-house style family room offering a great area for day-to-day life with the floor to ceiling windows and doors providing an abundance of natural light and access to the garden. Also on the ground floor are the delightful Neville Johnson fitted study, cinema room with bar, a useful utility room and convenient storage spaces located throughout. Upstairs the five bedrooms are a good size with a fine ratio of bedrooms to bathrooms. The principal bedroom is particularly impressive, with its stunning bathroom with walk in shower, heated floor and quality fitted wardrobes. The guest bedroom has an en suite shower room, while the remaining bedrooms are served by the family bathroom. The house benefits from an 8 zone Evohome heating system and pressurized hot water.



Externally, the mature garden is an important feature of Rockfield Cottage, maintained with a natural style, and an abundance of well-stocked planted areas, including a large feature acer. The split-level stone terrace provides an excellent setting for al fresco dining. The lower and upper ponds flank the lawned garden, with retaining wall and mature planting. To the right of the lawn, through a secure gate in the mature beech hedge there is a heated swimming pool with pool house surrounded by a sun terrace. A generous upper terrace is the perfect sun trap for al fresco dining and summer parties, all discreetly hidden from view. Finally, there is a generous double garage with a home office above with a kitchenette and bathroom, which is also suitable for repurposing for a variety of other uses, including another overflow bedroom / au pair suite. In addition, there is gated parking for numerous cars. In all the entire plot extends to about 0.53 of an acre.

FEATURES

- Reception Hall with Cloakroom
- 4 Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- Main Bedroom Suite
- Guest Bedroom with En Suite Shower Room,
- 3 Further Bedrooms & Family Bathroom
- Plentiful Driveway Parking
- Detached Double Garage with Home Office above



- Stunning Landscaped Garden with Swimming Pool
- In all about 0.53 Acres.

SITUATION

Rockfield Cottage is situated in a sought-after and highly convenient address within 0.5 miles of Oxted Railway Station and heart of Oxted, here there are 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. Mainline Rail Services: Oxted (within a mile) serving London Bridge/Victoria both in approximately 33 and 39 minutes respectively, with Thames Link trains to Farringdon and London St Pancras International. 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 and Limpsfield. Leisure centre with swimming pool and local gyms. The property is close to a footpath leading to National Trust woodland and common ideal for dog walking.





PROPERTY INFORMATION

- Services: All main services
- Local Authority: Tandridge District Council
- Council Tax band: H (£xx for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

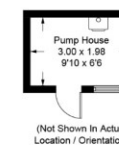
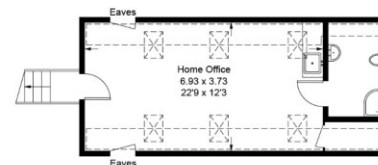
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested 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.
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.



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

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 319.9 sq m / 3443 sq ft
Outbuildings (Including Garage) = 87.7 sq m / 944 sq ft
Total = 407.6 sq m / 4387 sq ft



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. (ID1234633)
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