



**OXTED**  
**SURREY,**

Guide Price £1,100,000 Freehold

**JACKSON-STOPS**



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**HONEYWOOD HOUSE**  
**WOODHURST LANE, OXTED, SURREY, RH8 9HL**

**AN ATTRACTIVE FOUR BEDROOM SCANDIA-HUS  
CONVENIENTLY LOCATED WITHIN A SHORT WALK OF OXTED  
TOWN AND MAINLINE RAIL.**



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**DESCRIPTION**

Honeywood House is an attractive Scandia-Hus home constructed in the mid-1980s, featuring brick and timber elevations, triple-glazed windows and a tiled roof. The property enjoys an exceptionally convenient yet private position, within easy walking distance of Oxted's thriving town centre and mainline railway station—offering a rare blend of seclusion and accessibility.

Approached via a slip road from Woodhurst Lane, the house is set back from the road and benefits from a private driveway providing plentiful parking, along with a detached single garage positioned at the bottom of the drive and additional parking space.

Internally, the well-presented accommodation is arranged around a generous entrance hall with staircase to the first floor. Off the hall is a large cloakroom, with scope to install a shower if desired. The spacious and light-filled sitting room enjoys a dual aspect and features doors opening directly onto the terrace and garden. Double doors link this room to the double-aspect formal dining room, which overlooks the garden and is ideal for entertaining. At the heart of the home lies the well-appointed kitchen/breakfast room, a bright and functional space fitted with an excellent range of Neptune cabinetry with 2 ovens, 2 dishwashers, a washing machine, a dryer, a coffee machine and induction hob, all integrated and a Quooker tap. Bi-fold doors provide direct access to a terraced seating area, seamlessly connecting indoor and outdoor living. To the rear of the property is a games room with further bi-fold doors opening onto the garden, while a generous family room completes the ground floor accommodation.

Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en suite shower room, while the remaining bedrooms are served by a separate family bathroom.

Externally, the property is elevated from the road and well screened by mature trees and shrubs, providing a high degree of privacy and seclusion. The garden is mainly laid to lawn with a paved terrace to the rear, creating an inviting space for relaxation and entertaining. To the front of the property there is a useful storage area with an electric roller door. There is a very useful summer house within the garden - ideal for those working from home.



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## FEATURES

- Reception Hall with Cloakroom
- Sitting Room
- Dining Room
- Games Room
- Family Room
- Kitchen/Breakfast Room
- Main Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Detached Single Garage
- Plentiful Parking
- Well-Screened Gardens.

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## SITUATION

Honeywood House is situated in a highly convenient address within 0.3 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 are 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.

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## VIEWINGS

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

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## DIRECTIONS

From the M25 (Junction 6), follow the A25 east which is signposted towards Oxted. Continue ahead on the A25 and upon reaching the traffic lights at Morrisons, turn right into Woodhurst Lane. Almost immediately, take the right turn onto the slip road that runs parallel to Woodhurst Lane. Honeywood House is the first drive.

For viewings, please park in the spaces opposite the garage at the bottom of the drive.

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## PROPERTY INFORMATION

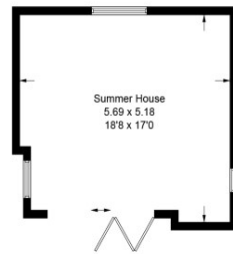
- Services: Heating via electric radiators. Mains electricity, water and drainage.
- Local Authority: Tandridge District Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

## 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             |         | 77 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



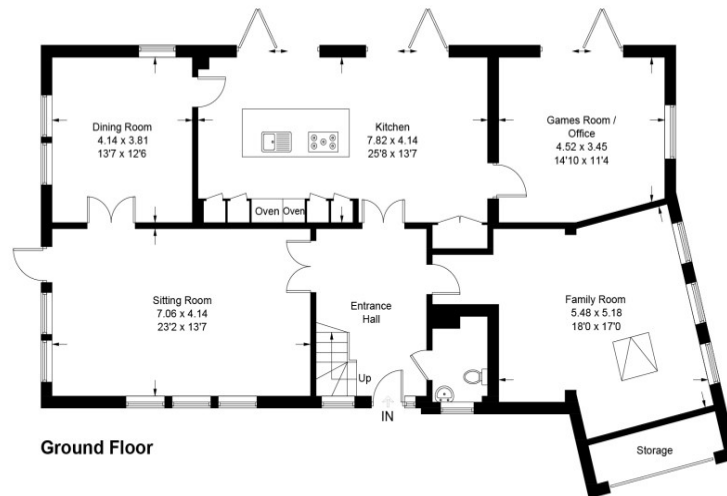
(Not Shown In Actual Location / Orientation)  
**Outbuilding**



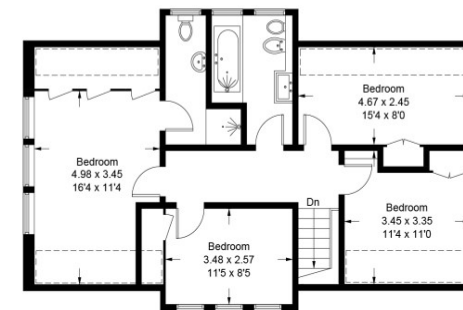
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 225.8 sq m / 2430 sq ft  
Outbuildings = 43.2 sq m / 465 sq ft  
(Including Garage / Excluding External Storage)  
Total = 269.0 sq m / 2895 sq ft

 = Reduced headroom below 1.5m / 5'0



**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. (ID1269603)  
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