



OXTED
SURREY,

Guide Price £900,000 Share of Freehold

JACKSON-STOPS



1UPLANDS

ROCKFIELD ROAD, OXTED, SURREY, RH8 0HA

A SPACIOUS GROUND FLOOR APARTMENT WITHIN ATTRACTIVE VICTORIAN RESIDENCE, BENEFITING FROM ITS OWN PRIVATE ENTRANCE AND A GENEROUSLY SIZED, WELL-ESTABLISHED GARDEN.



DESCRIPTION

1 Uplands forms one of just three apartments within this attractive Victorian residence, benefiting from its own private entrance and a generously sized, well-established garden. Situated in a highly sought-after address, the property is conveniently positioned for local shops and schools, and lies just 0.7 miles from Oxted mainline station and the vibrant town centre of Oxted. Extending to approximately 2,061 sq ft (including the basement), the home retains a wealth of character features, including high ceilings, deep skirting boards, sash windows, picture rails, decorative coving, and panelled doors with brass furniture.

Internally, an inviting entrance porch with attractive tiled flooring opens into a spacious reception hall, setting the tone for the elegant accommodation beyond.

The beautifully proportioned sitting room enjoys partial valley views through a broad bay window with fitted window seating. Features include polished wooden flooring and a striking open fireplace with a wood burning stove and an ornate surround. Sliding double pocket doors lead seamlessly into the adjoining conservatory/dining room offering direct access to, and delightful views over, the private garden.

The kitchen/breakfast room is fitted with a comprehensive range of wooden wall and floor cabinets topped with work surfaces incorporating a stainless-steel sink. A central island provides additional preparation space and informal seating and mix of both free standing and integrated appliances. Tiled flooring flows through to the breakfast area/snug, which comfortably accommodates a large dining table. A door provides access to the utility and cloakroom, while a rear lobby leads to the basement room.

The main bedroom features views over the garden. There are two further double bedrooms plus a study.

There is a family bathroom with white suite. There is also a separate shower room.

Externally, the sweeping driveway leads to a generous parking area and separate detached garage for the property.

The private garden for 1 Uplands is a great feature and provides seclusion, enclosed by mature trees. The garden is predominantly laid to lawn with mature plants and shrubs to



the boundary, which borders Limpsfield Common, perfect for riding and walking.

Note: The utility/cloakroom – the sellers have exclusive use of this area which was previously shared between the 3 apartments. There is a written agreement.

FEATURES

- Reception Hall
- Sitting Room
- Conservatory/Dining Room
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Basement
- 3 Double Bedrooms
- Study/Bedroom 4
- Family Bathroom
- Separate Shower Room
- Driveway Parking
- Detached Single Garage
- Delightful Private Gardens

SITUATION

Uplands 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.

VIEWINGS

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





PROPERTY INFORMATION

- Services: Gas fired central heating via radiators. mains electricity, water and drainage.
- Local Authority: Tandridge District Council
- Council Tax band: E (£2,990.97 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

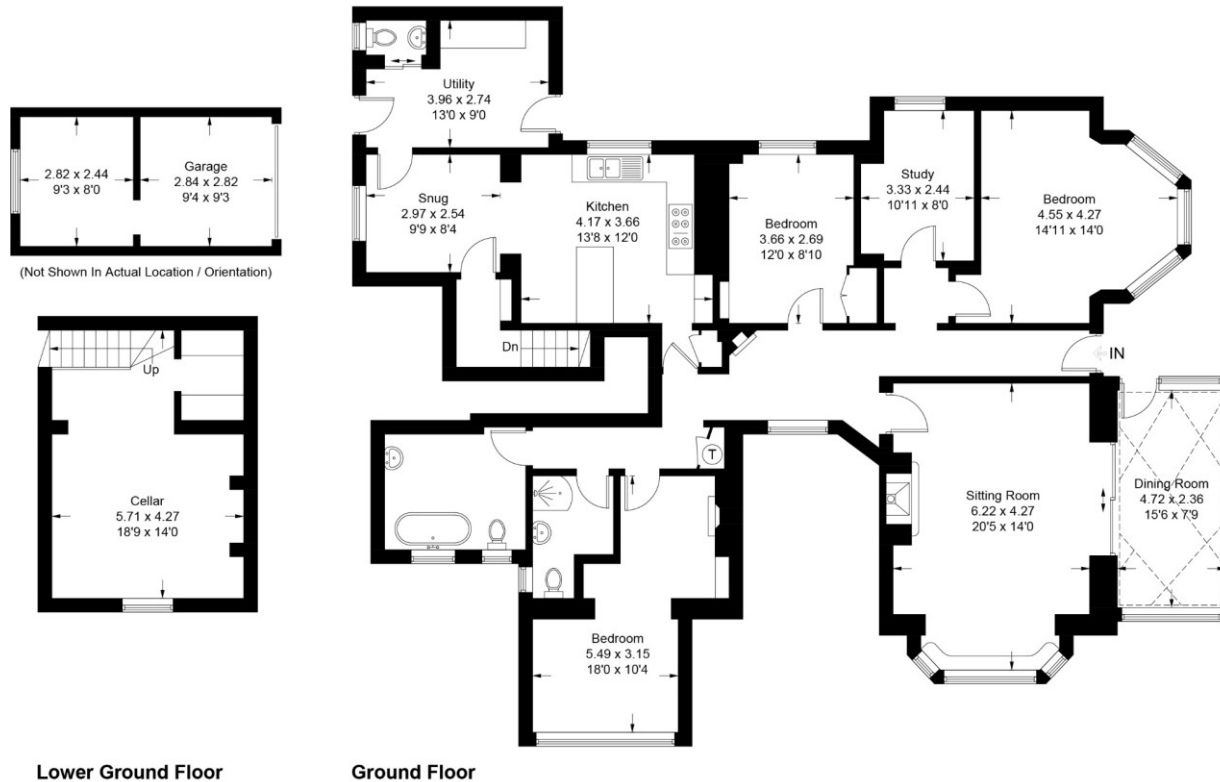
IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 191.5 sq m / 2061 sq ft
 Outbuilding = 15.3 sq m / 165 sq ft
 (Including Garage)
 Total = 206.8 sq m / 2226 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. (ID1279053)
 www.bagshawandhardy.com © 2026

OXTED

01883 712375

oxted@jackson-stops.co.uk
 jackson-stops.co.uk

OnTheMarket.com

rightmove

Zoopla



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910