



OXTED
SURREY,

Guide Price £350,000 Leasehold

JACKSON-STOPS 

37 MASTER CLOSE, OXTED, SURREY, RH8 9NA

A FIRST FLOOR MAISONETTE WITHIN A SMALL SOUGHT AFTER PRIVATE CLOSE EXTREMELY CONVENIENT FOR THE TOWN CENTRE, MASTER PARK AND STATION



DESCRIPTION

37 Master Close is a well-presented first-floor maisonette, ideally located within a small and highly sought-after private close in the heart of Oxted town centre. The property is perfectly positioned to take advantage of a wide range of local amenities, the commuter railway station, and nearby Master Park. Benefits include double-glazed windows and gas central heating throughout.

Internally, the accommodation is accessed via a private front door leading into an entrance hall, with stairs rising to the first floor. The spacious sitting room extends to over 16 feet and features fitted shelving/display cabinet and a large picture window to the front, allowing for plenty of natural light. The kitchen is fitted with a range of white-fronted wall and floor cabinets with laminate worktops, incorporating a single bowl stainless steel sink with mixer tap, drawers and cupboards, and a combination of integrated and freestanding appliances which are all included. There is also a built-in shelved cupboard housing the wall-mounted central heating boiler. The property offers two good-sized double bedrooms, both enjoying a rear aspect with pleasant views over the communal gardens and lawns. Bedroom 2 being previously used as a dressing room with the benefit of fitted wardrobes. The accommodation is completed by a family shower room fitted with a white suite, including a shower cubicle, vanity unit, low-level WC, and part-tiled walls.

Externally, the communal gardens are well maintained, mainly laid to lawn with attractive, well-stocked shrub borders and seating areas for residents to enjoy.

Notes: Maintenance charge £1,521 per annum for 2025/26 (payable quarterly in advance).

FEATURES

- Entrance Hall
- Sitting Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Communal Gardens

SITUATION

Master Close ideally situated within the heart of Oxted Town Centre, which provides an excellent range of shopping and recreational facilities. The town is served with a mainline train station providing easy direct rail transport to London Bridge/Victoria, in about 33 and 39 minutes respectively, as well as ThamesLink trains to Farringdon and London St Pancras International. The address provides easy access to a number of excellent schools, including locally Hazelwood School and St Mary's C of E Primary School. At secondary school level, Oxted is well positioned for schools such as Ardingly, Reigate Grammar, Caterham, Hurstpierpoint, Tonbridge, Brighton College, Woldingham, Lingfield College, Sevenoaks School, Whitgift and Trinity, as well as Oxted School. Master Park is a rolling stretch of green parkland that plays host to Oxted Cricket Club and numerous other events right on the doorstep. The M25 Orbital Motorway is easily accessible via junction 6 at Godstone with good connections to other motorway networks, Gatwick, Heathrow and Stansted airports, Bluewater Shopping Centre and the Channel Tunnel.

PROPERTY INFORMATION

- Services: All main services
- Local Authority: Tandridge District Council
- Council Tax band: C (£2,175.25 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

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.

VIEWINGS

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

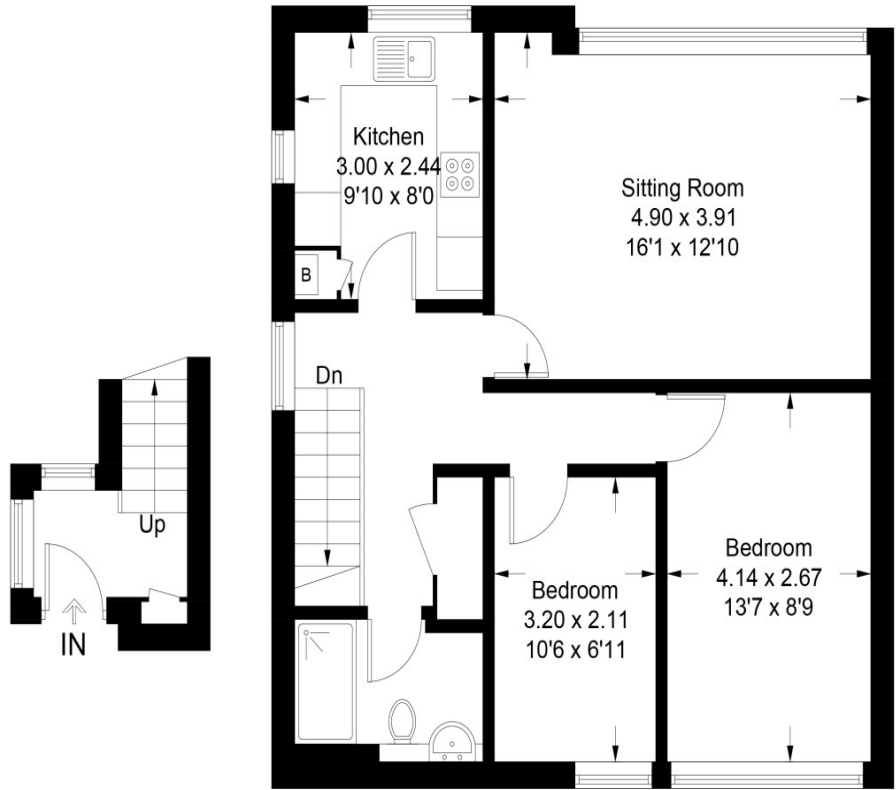


IMPORTANT NOTICE

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



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. (ID1284754)

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