



OXTED
SURREY,

Guide Price £570,000 Freehold

JACKSON-STOPS



23 BOULTHURST WAY, OXTED, SURREY, RH8 0HT

SPACIOUS AND ADAPTABLE THREE BEDROOM LINK DETACHED HOUSE, IDEALLY LOCATED CLOSE TO MAINLINE RAIL.



DESCRIPTION

Entering the house via the bright entrance hall, there are doors to a cloakroom and into the main living spaces. Here, the dining room provides an inviting setting for both everyday meals and entertaining, with stylish flooring, this room also has useful understairs storage. The adaptable layout flows from the dining room into the generous sitting room, where a feature fireplace creates a warm focal point and large windows frame views of the rear garden. Double doors open through to the impressive extended living space. A particular highlight of the home, this superb open-plan family and garden room is bathed in natural light from striking sky lanterns. This versatile space features elegant oak flooring and bi-folding doors that open fully onto the garden, creating a seamless indoor-outdoor living experience, perfect for families and entertaining alike. Linking to both the dining room and the family room, the modern kitchen has been thoughtfully designed with a contemporary range of units and integrated appliances, offering both style and functionality.

Upstairs, the property has three well-proportioned bedrooms, including two comfortable doubles, along with a beautifully finished family bathroom featuring white sanitary ware, including a bath with a shower above.

Externally, the property continues to impress. To the front there is a drive which leads to the bike and garden store. The garden itself is neatly laid to lawn with established planting, while the rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space. A limestone patio offers the ideal spot for al fresco dining, complemented by a lawned area, raised planters with mature planting, and a path leading to a garden shed. Side access further enhances the practicality of the space. This is a wonderful opportunity to acquire a stylish and well-appointed home in a highly desirable location, perfect for families of all ages.

FEATURES

Hall, Cloakroom, Dining Room, Kitchen, Sitting Room, Family/Garden Room, Three Bedrooms, Family Bathroom, Garden, Shed, Bike Store. EPC Rating D.

SITUATION

Conveniently located, Bouthurst Way is close to Hurst Green railway station which has services to East Croydon and London. Within Hurst Green there is both an infant and a junior school. Oxted is approximately two miles offering a comprehensive range of shopping facilities together with leisure pool complex, cinema, library and railway station also with services to East Croydon and London. Locally there are both private and state junior schools together with Oxted School. A wide range of sporting and recreational facilities are available within the district. The M25 at Godstone Junction 6 gives road connections to other motorway networks, Gatwick, Heathrow, City and Stansted airports and the Channel Tunnel.

PROPERTY INFORMATION

- Services: All mains services, plus solar panels.
- Local Authority: Tandridge District Council
- Council Tax band: E
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

VIEWINGS

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

DIRECTIONS

Approaching Oxted on the A25 from Godstone, at the traffic lights (Morrisons) proceed straight on to the second set of traffic lights. Turn right into Wolfs Row which becomes Pollards Wood Hill. Take the first turning on the right, follow the road bearing right. No 23 can be found on and the property will be found on the left-hand side on the corner.

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.



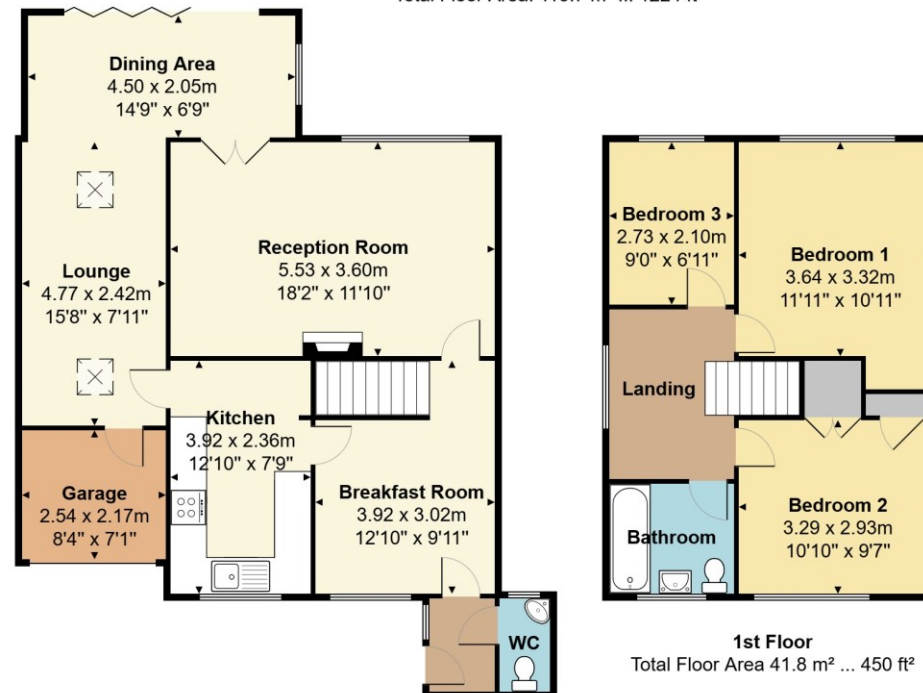
IMPORTANT NOTICE

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
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Boulthurst Way, Oxted, RH8

Total Floor Area: 113.7 m² ... 1224 ft²



Ground Floor
Total Floor Area 71.9 m² ... 774 ft²

1st Floor
Total Floor Area 41.8 m² ... 450 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

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