



LIMPSFIELD

OXTED, SURREY

Guide Price £885,000 Freehold

JACKSON-STOPS



KEELERS

HIGH STREET, LIMPSFIELD, OXTED, SURREY, RH8 0DT

A CHARMING DETACHED FAMILY HOME, ORIGINALLY CONSTRUCTED CIRCA 1868 AS A PAIR OF COTTAGES, ENVIABLY POSITIONED IN THE HEART OF LIMPSFIELD VILLAGE



DESCRIPTION

Keelers is a charming detached family home, originally constructed circa 1868 as a pair of cottages, enviably positioned in the heart of Limpsfield Village. The property offers over 1,800 sq ft of well-balanced and comfortable living accommodation, arranged across two bright and airy floors.

The house is approached via a covered porch, leading into a welcoming reception room currently used as a study/music room. From here, a doorway opens into an inner hallway, where stairs rise to the first floor and further doors lead to the principal living spaces. The sitting room enjoys a delightful bay window overlooking the rear garden, while a feature fireplace adds warmth and character.

The superb kitchen/breakfast room is both stylish and functional, offering ample space for a family dining table and a blend of integrated and freestanding appliances, including a range-style cooker. Additional ground floor benefits include a cellar, a separate utility room with direct access to the rear garden, and a convenient cloakroom. A front-aspect dining room completes the ground floor accommodation.

Upstairs, a spacious split-level landing provides access to three generous double bedrooms, all with fitted wardrobes, alongside a well-proportioned single bedroom and a family bathroom. There is also useful loft space.

Externally, the part-walled rear garden enjoys a desirable west-facing aspect, ensuring an abundance of afternoon and evening sunlight. A brick terrace provides the perfect setting for al fresco dining, while the garden itself is beautifully stocked with colourful flowering perennials and a variety of established shrubs.

FEATURES

- 3 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room, Cellar & Cloakroom
- 4 Bedrooms & Family Bathroom
- Pleasant Garden
- Village Location



SITUATION

Centrally located in the charming village of Limpsfield which has a thriving community and lies at the foot of the North Downs being just over a mile from Oxted. National Trust common land borders the village providing lovely walks and riding particularly on Limpsfield Chart or the Titsey Estate. The village itself has local shops including a general village store and post office, a public house with restaurant and the popular Limpsfield Lawn Tennis Club. The M25 is easily accessible at Junction 6 with connections to Gatwick. There are excellent local schools including Limpsfield C of E Village Infant School in walking distance, Hazelwood Prep, Oxted School, Lingfield College, Caterham School and Woldingham School for Girls.

VIEWINGS

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

DIRECTIONS

From Junction 6 of the M25 Orbital Motorway at Godstone, follow the A25 eastwards in the direction of Westerham. After about three miles and after passing through a set of traffic lights under a railway viaduct. Proceed ahead to the second set of traffic lights, turning left into Limpsfield High



Street and Keelers will be found after about 200 yards on the left-hand side.

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.





PROPERTY INFORMATION

- Services: Gas fired heating via radiators. Mains electricity, water and drainage.
- Local Authority: Tandridge District Council
- Council Tax band: G (£4,278.52 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

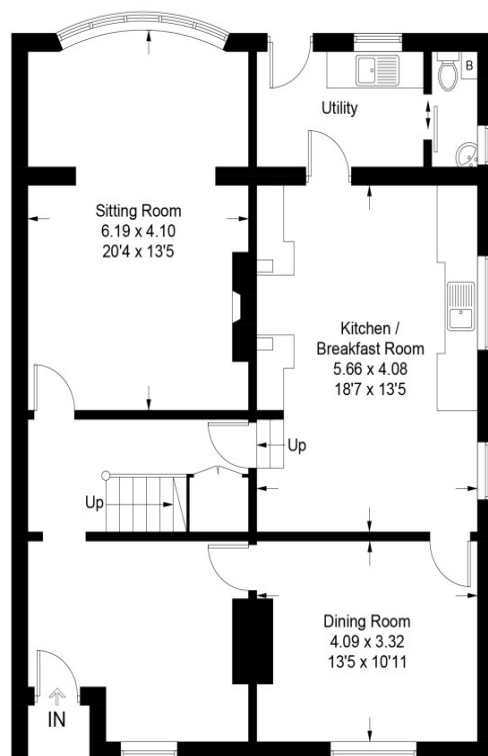
IMPORTANT NOTICE

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.

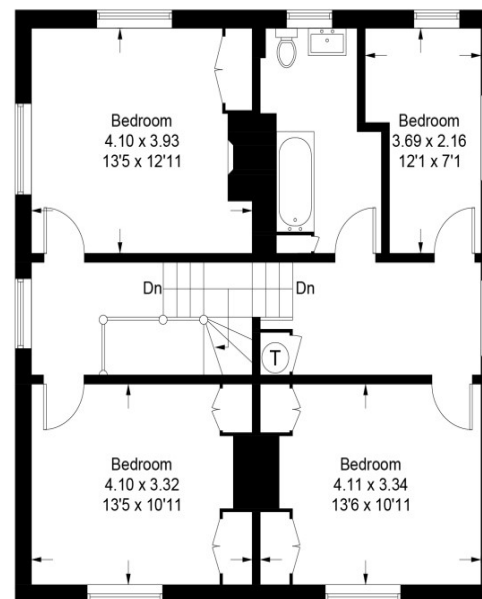


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area = 170.8 sq m / 1838 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. (ID1300201)
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