



OXTED
SURREY,

Guide Price £590,000 Share of Freehold

JACKSON-STOPS 

5 WEST HILL PLACE

WEST HILL, OXTED, SURREY, RH8 9BU

LUXURY PENTHOUSE APARTMENT WITH BALCONY, STUNNING NORTH DOWN VIEWS AND SECURE PARKING.



DESCRIPTION

West Hill Place is an exclusive, well-maintained development just moments from Oxted town centre. This exceptional top-floor penthouse apartment offers elegant lateral living, breathtaking panoramic views across the North Downs, and the convenience of direct private lift access into the apartment itself.

Offered to the market with no onward chain, the property is ideally located only 0.4 miles from Oxted mainline station, providing fast and convenient connections into Central London while enjoying the serenity of a sought-after residential setting in West Hill.

Designed for modern living and effortless entertaining, the spacious reception room opens directly onto a private balcony where uninterrupted elevated views create a spectacular backdrop throughout the seasons. The separate contemporary kitchen is generously proportioned and perfectly suited to everyday dining as well as hosting family and guests.

The accommodation comprises a superb principal bedroom with built-in storage and en-suite shower room, a second spacious double bedroom with fitted storage, and a versatile third bedroom ideal as a home office, guest room, or study. A well-appointed family bathroom and separate utility room further enhance the practicality of the home.

Additional benefits include two allocated parking spaces within a secure underground gated car park, a private lock-up storage unit, beautifully maintained communal gardens, and both stair and lift access to the penthouse level.

Combining privacy, space, security, and exceptional views, this outstanding penthouse presents a rare opportunity to acquire a premium apartment in one of Oxted's most desirable locations.



KEY FEATURES

- Exceptional top-floor penthouse apartment
- Direct private lift access into the property
- Spectacular panoramic views across the North Downs
- Private balcony accessed from the reception room
- Three bedrooms | Two bathrooms | Separate utility room
- Spacious reception room and separate kitchen/dining space
- Principal bedroom with en-suite shower room
- Two allocated underground parking spaces
- Secure gated development with private lock-up storage
- Beautifully maintained communal gardens
- Just 0.4 miles from Oxted mainline station
- Offered with no onward chain
- Share of Freehold (Vendors are in the process of buying this.)

SITUATION

West Hill Place is in a highly convenient position within 0.4 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.

VIEWINGS

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

DIRECTIONS

From Junction 6 of the M25, head along the A22 towards Godstone, then follow the A25 towards Oxted/Westerham. You will come to a petrol station at the bottom of the hill, opposite the turning to Church Lane. Carry straight on up the hill and 'West Hill Place' will be found on the left-hand side. Set back on the brow of the hill. West Hill Place is nestled in between Church Lane and East Hill Road.





PROPERTY INFORMATION

- Services: Under floor heating via eco-friendly exhaust air heat pump system. 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

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.

Private Finance

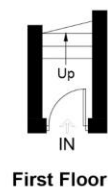
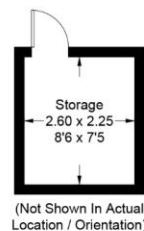
Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



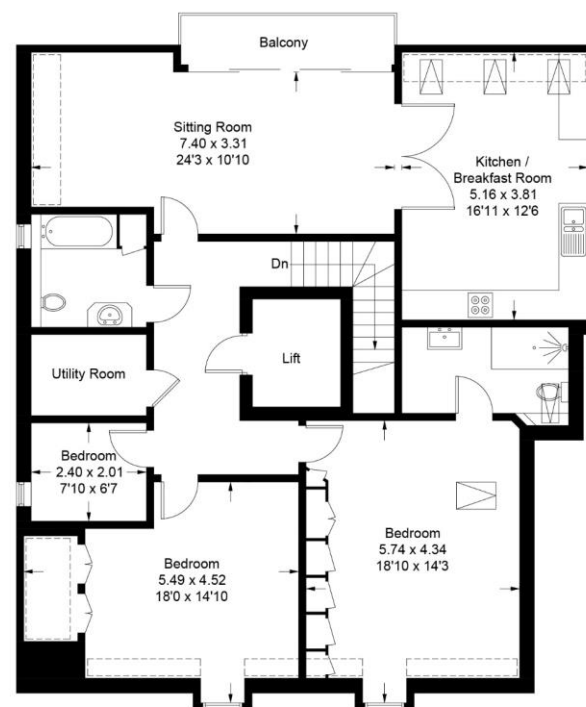
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 132.9 sq m / 1430 sq ft
(Excluding Lift)
Storage = 5.8 sq m / 62 sq ft
Total = 138.7 sq m / 1492 sq ft



First Floor



Second 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. (ID1301159)
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OXTED

01883 712375

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









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