



TANDRIDGE

OXTED, SURREY

Guide Price £800,000 Share of Freehold

JACKSON-STOPS



STUDIO COTTAGE
SOUTHLANDS LANE, TANDRIDGE, OXTED, SURREY,
RH8 9PH

A CHARACTERFUL SEMI-DETACHED HOME WITH THREE BEDROOMS SITUATED IN A SOUGHT AFTER TUCKED AWAY LOCATION WITHIN THE BEAUTIFUL GROUNDS OF A COUNTRY ESTATE WITH COURTYARD GARDENS AND STUNNING VIEWS.



DESCRIPTION

Approached via a long private driveway and occupying a glorious rural position within the prestigious Southlands Estate, this intriguing and deceptively spacious three-bedroom period home enjoys stunning far-reaching countryside views and acres of beautifully maintained grounds in Tandridge. Offered to the market with no onward chain, the property provides versatile accommodation perfectly suited to modern family living.

Rich in warmth and character, the home boasts exceptional living space centred around a spacious 17ft open-plan kitchen/dining room, fitted with a range of cabinetry, an Everhot range cooker, and complemented by a generous utility room. The kitchen also offers direct access to a private patio area, ideal for outdoor dining and entertaining.

The impressive 21ft sitting room is full of period charm, featuring exposed beams, a traditional inglenook fireplace, and a delightful window seat perfectly positioned to enjoy the picturesque countryside views.

Upstairs, there are three bedrooms — two doubles and one single — with the principal bedroom benefiting from built-in wardrobes. A stylish family bathroom, complete with a classic roll-top bath, completes the first-floor accommodation.

Externally, the property enjoys a charming rear courtyard garden together with a front patio area providing space for outdoor seating. There is driveway parking for several vehicles, alongside a converted single garage currently used as a gym with power and heating, offering excellent potential as a home office or studio. A separate garage en bloc provides additional storage.

Residents also benefit from access to the beautifully maintained communal grounds. The property is conveniently situated within easy reach of Oxted town centre and its mainline station, offering excellent transport links into London and the surrounding areas.



FEATURES

- 21' Sitting Room
- 17' Kitchen/Dining Room
- Conservatory
- Downstairs Cloak/Shower Room
- Main Bedroom with Vaulted Ceiling
- 2 Further Bedrooms & Family Bathroom
- Garaging & Plentiful Parking
- Courtyard Garden
- Enjoyment of Communal Grounds
- Planning permission granted 2012/454/FUL allows enlargement of 3 front dormer windows (Already completed. erection of 2-storey extension to rear elevation incorporating east facing dormer window. erection of single storey rear extension.

SITUATION

Southlands is on the fringe of the charming and highly sought-after village of Tandridge with its church, Barley Mow pub, primary school and abundance of country walks. Also nearby, the lively town of Oxted has 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. The surrounding area



boasts some of the best schools in the region, both state and independent. The M25 Orbital Motorway is accessed at Godstone (Junction 6) providing easy links to London Heathrow and Gatwick Airports and the national motorway network. Oxted has fast rail services to Central London via London Bridge and Victoria in about 35 minutes and direct Thameslink services to Farringdon and London St Pancras International.

VIEWINGS

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

DIRECTIONS

From Junction 6 of the M25 Orbital Motorway at Godstone, take the A22 south in the direction of East Grinstead. At the first roundabout take the first exit onto the A25 signposted to Oxted and Westerham. At the mini roundabout, turn right into Tandridge Lane. Continue ahead through Tandridge Village, and at the T-junction bear left onto Southlands Lane. After about 0.5 miles turn left onto Southlands private drive.

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.





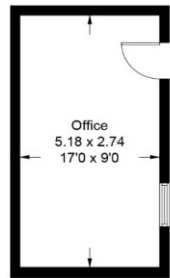
PROPERTY INFORMATION

- Services: Oil fired heating via radiators. Mains electricity, water and drainage.
- Note - Service Charge for 2026 - £334.00 per month (includes road, common garden, boundaries and building insurance).
- Southlands Freehold is owned and run by the SFRA LTD.
- Leasehold with share of freehold.
- Local Authority: Tandridge District Council
- Council Tax band: F (£3,799.74 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		
55-68	D	55 D	68 D
39-54	E		
21-38	F		
1-20	G		



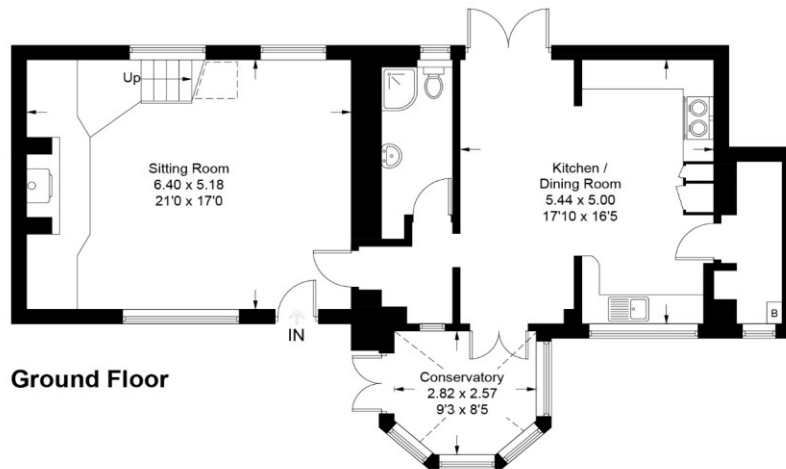
(Not Shown In Actual Location / Orientation)

Outbuilding

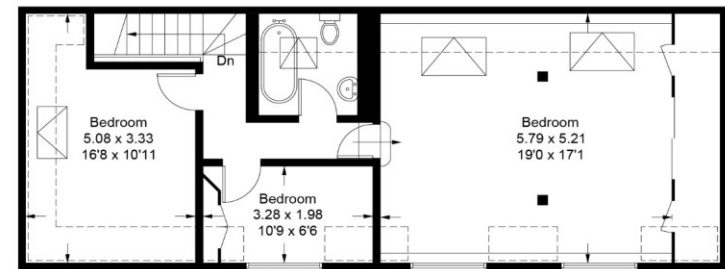
Approximate Gross Internal Area = 154.3 sq m / 1661 sq ft
Garage / Office = 14.2 sq m / 153 sq ft
Total = 168.5 sq m / 1814 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1304548)

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