



OXTED

SURREY,

Guide Price £685,000 Leasehold

JACKSON-STOPS



14, WYCKHAM HOUSE

2 STATION APPROACH, OXTED, SURREY, RH8 9EW

A PRESTIGIOUS THREE-BEDROOM PENTHOUSE WHICH OFFERS AN ENVIABLE OPPORTUNITY TO ENJOY SOPHISTICATED TOWN CENTRE LIVING.



DESCRIPTION

Occupying the prestigious top floor of Wyckham House, this exceptional three-bedroom penthouse presents an enviable opportunity to enjoy sophisticated town centre living in an elegant and highly convenient setting. Thoughtfully designed for both comfort and style, the residence combines contemporary luxury with effortless practicality, making it ideally suited to those seeking a refined lifestyle or a distinguished low-maintenance retreat.

Bathed in natural light throughout, the apartment is accessed via lift or staircase and opens into an impressive reception hall, complete with a discreet coats cupboard. The beautifully appointed accommodation comprises three generously proportioned double bedrooms, one currently arranged as an elegant study, together with a family bathroom and a luxurious private en-suite to the principal bedroom.

At the heart of the home lies a superbly appointed contemporary kitchen, which is finished with a comprehensive range of integrated appliances including a gas hob with extractor, double oven with integrated microwave, dishwasher, fridge/freezer, and washing machine, all complemented by extensive bespoke storage. Double doors lead seamlessly into the magnificent living and dining room, a wonderfully spacious and inviting setting, perfectly designed for both relaxed everyday living and stylish entertaining. From here, doors open onto a private balcony, ideal for morning coffee, evening aperitifs, or simply enjoying the elevated outlook. The principal bedroom suite provides a tranquil sanctuary of impressive proportions, featuring its own private balcony, a dressing area with built-in sliding wardrobes, and an en-suite shower room complete with vanity unit and WC. The beautifully finished family bathroom further enhances the sense of luxury, offering both a bath and separate shower alongside stylish contemporary fittings.

Externally, the property is further complemented by the rare advantage of an allocated private parking space, adding both convenience and exclusivity to this outstanding penthouse residence.



FEATURES

Reception Hall, Sitting/Dining Room With Balcony, Kitchen, Main Bedroom With En-Suite Dressing Room And Shower Room, Two Further Bedrooms, Family Bathroom. Allocated parking Space. EPC Rating B.

SITUATION

Wyckham House is in a highly convenient position within 0.2 miles of Oxted Railway Station and the 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 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 Oxted Post Office, proceed up Station Road West towards Oxted station and bear right into Station Approach. Wyckham House will be found shortly along 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 central heating via under floor heating. All main services.
- Local Authority: Tandridge District Council
- Council Tax band: F
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- Lease 125 years from 1/7/2011. Freeholder - Shanly Homes. Management company - Wyckham House (Oxted) Management Co. Ltd. Agent White and Sons, Dorking. Ground rent £700 pa paid bi annually. Service charge £2,300 pa.

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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID1302023)
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01883 712375

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



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