



LIMPSFIELD

OXTED, SURREY

Guide Price £900,000 Freehold

JACKSON-STOPS



TURVILL COTTAGE

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

A CHARMING CONTEMPORARY BARN-STYLE HOME, NEWLY CONSTRUCTED AND OFFERING OVER 1,500 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION ACROSS TWO FLOORS, MOMENTS FROM THE CENTRE OF LIMPSFIELD VILLAGE.



DESCRIPTION

Turvill Cottage is an attractive, recently constructed barn-style home offering over 1500 sq ft of bright, versatile accommodation arranged across two floors. Thoughtfully designed, it blends modern comforts with high-quality fixtures and fittings, including contemporary sanitaryware and a tasteful neutral décor throughout.

The ground floor opens into a welcoming reception area with useful storage and a cloak/shower room. From here, the accommodation flows into a spacious dual-aspect sitting and dining room with a study area, creating an impressive space for both everyday living and entertaining. This is complemented by a large triple-aspect open-plan kitchen, fitted with a range of stylish wall and floor cabinets, complementary work surfaces, and integrated modern appliances.

Upstairs, the first floor features a principal bedroom with an en suite shower room, along with two further well-proportioned double bedrooms and a stylish family bathroom with a separate shower cubicle.

Externally, the property is screened by hedging and enjoys strong kerb appeal. It is approached via a block-paved driveway providing private parking. The rear garden, partially enclosed by walls, is mainly laid to lawn and includes a paved terrace accessed from the sitting room and kitchen —ideal for outdoor entertaining and al fresco dining.

FEATURES

- Reception Area
 - Sitting/Dining/Study Area
 - Kitchen/Breakfast Room
 - Cloak/Shower Room
 - Main Bedroom with En Suite Shower Room
 - 2 Further Double Bedrooms
 - Stylish Family Bathroom
 - Landscaped Front & Rear Gardens
 - Plentiful Private Parking
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SITUATION

Conveniently 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, continue ahead to the second set of traffic lights, turning left into Limpsfield High Street. Proceed along the High Street to the mini-roundabout. Continue ahead and take the left turn opposite Limpsfield Church. The property will be found directly ahead.

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: Heating via air source heat pump. Mains electricity, water and drainage.
- Local Authority: Tandridge District Council
- Council Tax band: NA (£xx 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.

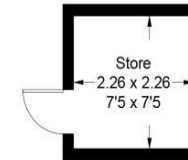


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft
 Outbuilding = 5.1 sq m / 55 sq ft
 Total = 145.4 sq m / 1565 sq ft
 (Excluding Void)

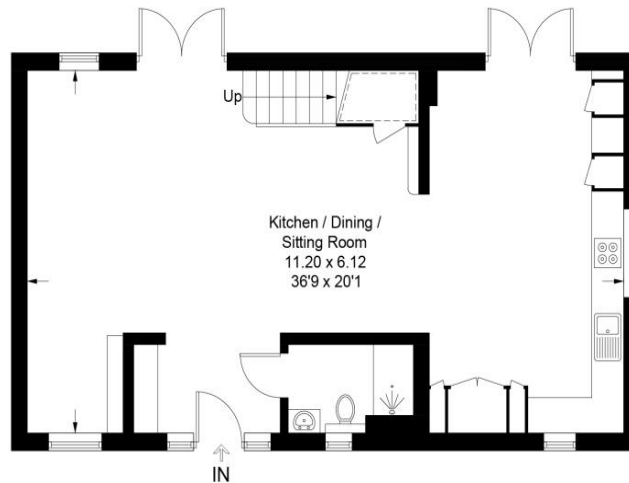


 = Reduced headroom below 1.5m / 5'0

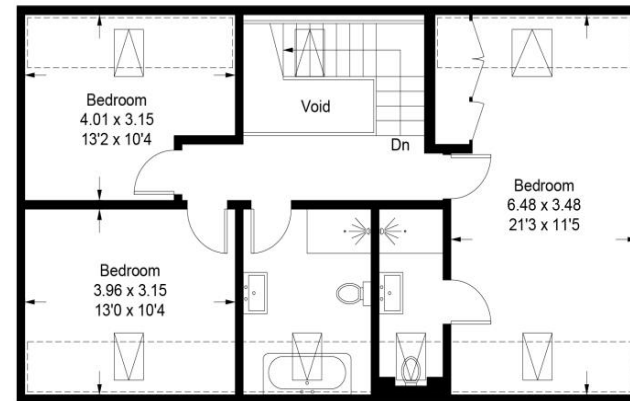


Outbuilding

(Not Shown In Actual Location / Orientation)



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. (ID1300661)
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