



LIMPSFIELD

OXTED, SURREY

Guide Price £1,250,000 Freehold

JACKSON-STOPS 

EDGEHILL COTTAGE

PASTENS ROAD, LIMPSFIELD, OXTED, SURREY, RH8 0RE

OCCUPYING A COVETED POSITION ON ONE OF THE AREA'S MOST SOUGHT-AFTER ROADS, THIS ATTRACTIVE CHARACTER COTTAGE BENEFITS FROM SOUTHERLY VIEWS AND A WONDERFUL SENSE OF TRANQUILLITY



DESCRIPTION

Edgehill Cottage is a charming two/three-bedroom detached home enjoys a wonderful setting with far-reaching views, a generous south-facing garden, and excellent potential for extension or reconfiguration, subject to the necessary planning consents.

The property is approached via a welcoming entrance hall, complete with a convenient ground-floor cloakroom. A door leads through to the spacious kitchen/breakfast room, which is fitted with a range of cabinetry with integrated appliances, and enjoys direct access to the garden through French doors, creating an ideal space for everyday living and entertaining. To the front of the property, the bright triple-aspect sitting room is filled with natural light and features a fireplace, with log burner, providing a warm and inviting focal point. The first floor comprises two well-proportioned bedrooms, including a generous principal bedroom with a useful walk-in dressing room. A family bathroom serves both bedrooms.

Outside, the delightful south-facing garden is a particular feature of the property. Predominantly laid to lawn and framed by mature trees, shrubs, and hedging, it offers a high degree of privacy and a tranquil outdoor retreat. An adjoining terrace provides the perfect setting for al fresco dining and entertaining while taking in the attractive surrounding views. Further benefits include a substantial garage, workshop and plentiful driveway parking, and exciting scope to enlarge and enhance the property, making it an excellent opportunity for buyers seeking a countryside home with future potential.

FEATURES

- Large Sitting Room
 - Study/Occasional Bedroom
 - Kitchen/Breakfast Room
 - Downstairs Cloakroom
 - Two Double Bedrooms
 - Family Bathroom
 - Large Garage, Workshop & Plentiful Parking
 - Delightful, Well-Maintained Gardens
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SITUATION

Situated on Pastens Road, one of Limpsfield Chart's most sought-after private roads, the property enjoys a superb elevated position with outstanding far-reaching views. Despite its peaceful semi-rural setting, it is conveniently located within easy reach of Oxted town centre, as well as both Oxted and Hurst Green railway stations, which provide frequent services to London Victoria and London Bridge, with journey times of approximately 35–40 minutes and up to four trains per hour. The nearby M25 offers excellent road connections to Gatwick Airport (around 20 minutes by car), Heathrow Airport, the M26/M20 corridor, Channel ports and the wider motorway network. The area is particularly well regarded for its excellent educational provision. Hazelwood School is just a short walk away, while other highly regarded independent schools nearby include Caterham School, winner of the Independent School of the Year Award 2024, and Sevenoaks School. A number of leading schools also operate convenient local bus services. The charming village of Limpsfield is close by, offering a traditional village atmosphere with a popular pub, post office, tennis club and golf club. The surrounding countryside provides a wealth of recreational opportunities, including renowned golf courses, cricket clubs, extensive walking routes, and access to National Trust woodland and historic properties. Oxted offers an attractive blend of independent boutiques and well-known high street retailers, complemented by an excellent selection of restaurants, cafés



and bars. Everyday amenities are well catered for, with local branches of Waitrose, Sainsbury's and Morrisons. The town also benefits from the popular Everyman Cinema and the Barn Theatre. Oxted railway station provides direct services to London Bridge and London Victoria in approximately 33 and 39 minutes respectively, as well as Thameslink connections to Farringdon and St Pancras International. The area offers a wide choice of highly regarded state and independent schools, together with excellent leisure facilities including tennis and squash clubs, fitness centres, golf courses and a leisure centre with swimming pool.

VIEWINGS

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

DIRECTIONS

From Junction 6 of the M25 take the A22 south. At the next roundabout turn left onto the A25 sign posted to Oxted and Westerham. After approximately 4 miles and upon reaching the second set of traffic lights, proceed across and at the brow of the hill turn right onto the B269 towards Edenbridge. Ignoring the immediate right turn, take the second right into Brick Kiln Lane, sign to Pains Hill. After approximately half a mile turn left onto Pastens Road, where Edegehill Cottage will be found along on the right-hand side.





PROPERTY INFORMATION

- Services: Our clients informed us that the property has mains water, electricity and drainage as well as central heating.
- 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.

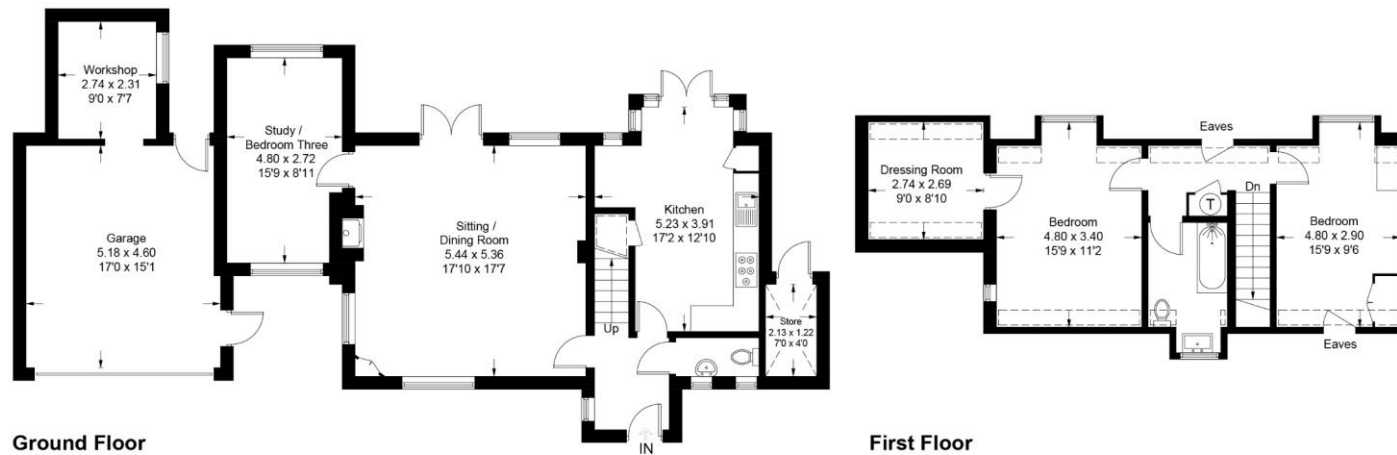


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft
Garage / Workshop / Store = 32.8 sq m / 353 sq ft
Total = 152.6 sq m / 1642 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1311106)
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