



TANDRIDGE

OXTED, SURREY

Guide Price £1,100,000 Freehold

JACKSON-STOPS



POWER HOUSE

TANDRIDGE LANE, TANDRIDGE, OXTED, SURREY, RH8 9NJ

A UNIQUE FIVE-BEDROOM ATTACHED FAMILY HOME,
TUCKED AWAY ON THE OUTSKIRTS OF OXTED, OFFERING
SPACIOUS AND STYLISH ACCOMMODATION.



DESCRIPTION

Power House is in a tucked away position on the outskirts of Oxted, in the sought-after Tandridge Village and is a five-bedroom family home offering a spacious and versatile living. This unique home offers traditional design with contemporary styling offering exceptional living and entertaining space, perfect for modern day living being close to main transport links.

Internally, stepping into the reception hall, this delightful home immediately feels welcoming with Italian porcelain tiled flooring seamlessly linking the ground floor rooms. The reception hall also embraces a striking French oak polished, staircase and a wood burning stove provides an excellent focal point. The carefully selected open plan bespoke kitchen, dining and family room has a contemporary yet classic feel with knurled bronze handles, handpicked from New York, contrasting with the etched painted doors and the silgranit sink beautifully compliments the Calacatta quartz work surfaces. There are bi-folding doors giving direct access a large sandstone terrace and garden beyond. Adjacent to the kitchen is a useful utility room. The formal living room has a wood burning stove and provides access to the study.

Upstairs, five bedrooms and a family bathroom open off a generous landing. The main suite provides an en-suite bathroom, with a walk in rain shower and striking shaker bathroom furniture provides ample storage. There are three further generous double bedrooms, one with an en-suite bathroom and most of the bedrooms have fitted wardrobes. The fifth bedroom would make a fantastic nursery, study or dressing room. The family bathroom is well-equipped with CP Hart sanitary ware.

Externally, immediately to the rear is a large porcelain terrace with the landscaped garden on two sides of the house with parking for multiple cars on the dual driveways.

Note: Images shown were taken in 2020



FEATURES

- Grand Reception Hall
- Sitting Room
- Study
- Bespoke Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Main Bedroom with En-Suite Bathroom
- 4 Further Bedrooms (1 with En-Suite)
- Family Bathroom
- Large Sandstone Terrace
- Landscaped Rear Garden
- Private Driveways providing plentiful parking

SITUATION

Power House is on the fringe of the charming and highly sought-after village of Tandridge with its church, Barley Mow pub and primary school. Oxted's thriving town centre is within about 2 miles with its range of educational, recreational and comprehensive shopping facilities together with a mainline station serving London Bridge/Victoria both in about 33 and 39 minutes respectively, with ThamesLink trains to Blackfriars, Farringdon and London St Pancras International. The M25 Orbital Motorway is easily accessible via Junction 6 with good connections to the other motorway networks, Gatwick, Heathrow and Stansted airports, and the



Channel Tunnel.

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01883 712375

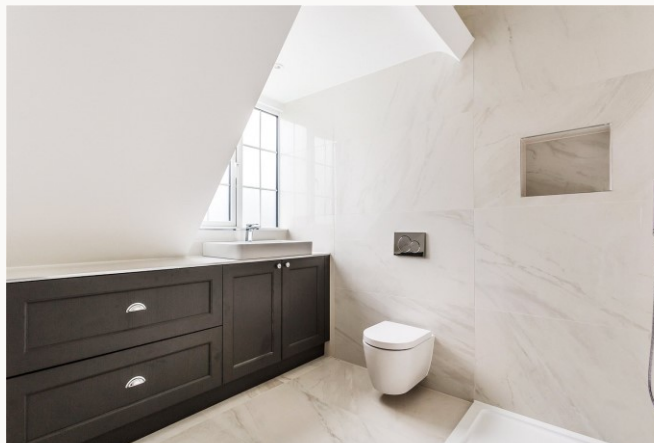
DIRECTIONS

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 and shortly after passing the church bear left where the drive to the Power House will be seen on the left.

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 radiators to the first floor and underfloor in 5 zones to the ground floor. Mains electricity, water and private 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.

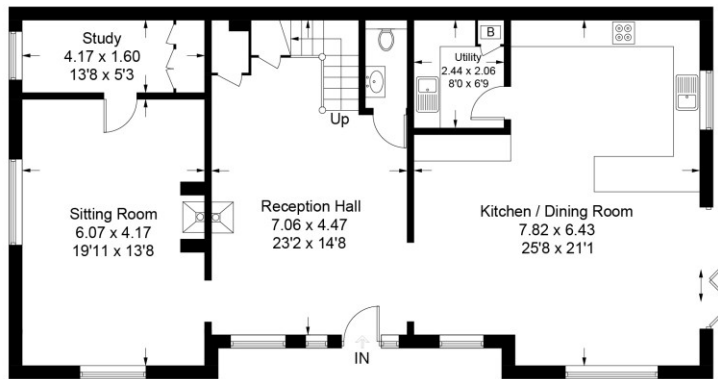
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 232.8 sq m / 2506 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. (ID634656)
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OXTED

01883 712375

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



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