



OXTED

SURREY,

Guide Price £2,350,000 Freehold

JACKSON-STOPS



MELBRECK

QUARRY ROAD, OXTED, SURREY, RH8 9HF

AN EXCEPTIONAL FAMILY HOME IN A SOUGHT-AFTER SETTING WITH BEAUTIFUL SOUTH FACING GARDENS



DESCRIPTION

Occupying a magnificent plot of approximately 0.84 acres, this charming detached family home enjoys a peaceful and highly desirable position on a quiet residential road, just over a mile from Oxted town centre and mainline station.

Built in the late 1930s, the property displays attractive tile-hung elevations, elegant bay windows and a wealth of character throughout. Set well back from the road and screened by mature planting, the house is approached via a carriage driveway, which provides extensive parking alongside a detached double garage with useful storage above.

Having been a much-loved family home for many years, the property offers spacious and versatile accommodation extending to five double bedrooms, together with excellent potential for refurbishment, modernisation and extension, subject to the necessary consents. It presents a rare opportunity for purchasers to create a truly exceptional long-term family home in a prime location.

The welcoming reception hall retains its original oak strip flooring and leads to a selection of well-proportioned reception rooms designed for both family living and entertaining. The kitchen/breakfast room features painted cabinetry, generous work surfaces and charming original details, including a traditional fitted dresser and bell panel. A separate utility room provides additional storage and practical access to the side of the property.

The adjoining family room opens directly onto the rear terrace, while the dining room enjoys views over and access to the gardens. The impressive dual-aspect drawing room is flooded with natural light, featuring a wide bay window and a door opening onto the garden, creating a seamless connection with the outdoor space. A separate study offers an ideal home-working environment.

On the first floor, the principal bedroom benefits from an en-suite shower room, complemented by four further generous double bedrooms, a large family bathroom and separate WC. The gardens are undoubtedly a particular feature of the property. Enjoying a prized south facing aspect, they are beautifully screened, providing a wonderful sense of privacy and seclusion. Expansive lawns, mature trees and established planting create an idyllic setting for family life, outdoor entertaining and future landscaping opportunities.



Combining character, space and outstanding potential, this is a rare opportunity to acquire a substantial family home on a superb plot in one of Oxted's most desirable locations.

FEATURES

Reception Hall, Kitchen/Breakfast Room, Utility Room, Cloakroom, Family Room, Dining Room, Drawing Room, Study, Main Bedroom With En-suite Shower Room, Four Further Double Bedrooms, Family Bathroom, Separate W.C. Detached Double Garage, Car Port. Large South Facing Gardens. In All 0.84 Acres. EPC Rating E.

SITUATION

Quietly located on the highly desirable Quarry Road, Melbreck is just over a mile from Oxted town and station. Here there are interesting speciality shops, high street brands, 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 (within a mile) 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, Limpsfield and Westerham. Leisure centre with swimming pool and local gyms.

VIEWINGS

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

DIRECTIONS

From the Junction 6 (Godstone) of the M25 Orbital Motorway, take the A25 east in the direction of Oxted and Sevenoaks. At the first traffic lights, turn right into Woodhurst Lane and second left into Quarry Road. Continue towards the top of Quarry Road where Melbreck will be found on the right hand side.





PROPERTY INFORMATION

- Services: Gas fired central heating via radiators. All other mains services.
- 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

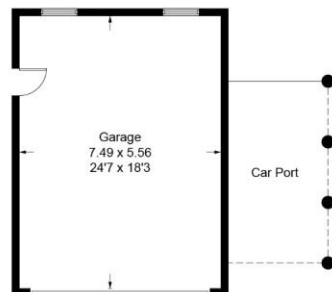
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements 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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

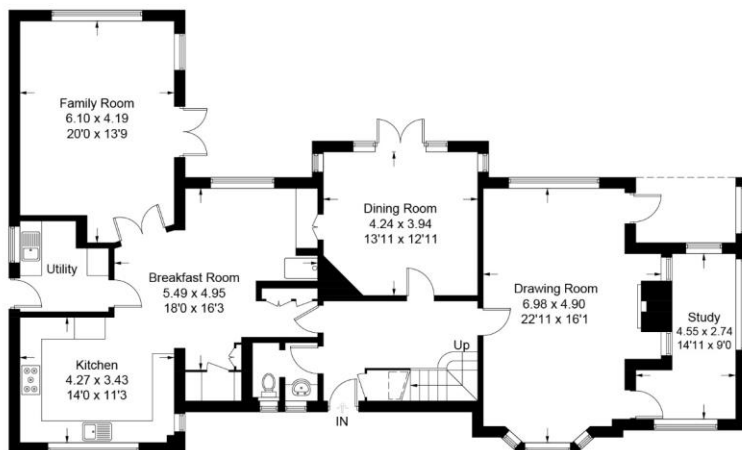


(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 269.4 sq m / 2900 sq ft
Garage = 41.6 sq m / 448 sq ft
Total = 311.0 sq m / 3348 sq ft
(Excluding Car Port)



 = 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. (ID1316727)
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