



LIMPSFIELD

OXTED, SURREY

Guide Price £950,000 Freehold

JACKSON-STOPS 

83 GRANVILLE ROAD, LIMPSFIELD, OXTED, SURREY, RH8 0BY

A STYLISHLY PRESENTED FOUR-BEDROOM SEMI-DETACHED HOUSE, CONVENIENTLY LOCATED LESS THAN A MILE FROM OXTED TOWN CENTRE



DESCRIPTION

Stylishly presented and thoughtfully extended, this attractive four-bedroom semi-detached house offers spacious, bright and versatile accommodation, ideal for modern family living.

Approached via a brick-paved driveway, the front door opens into a welcoming entrance hall, where oak flooring flows into the study, sitting room and throughout much of the ground floor. The front-aspect study features an attractive bay window and fitted bookshelves, creating an ideal space for working from home. On the opposite side of the hall, the sitting room also benefits from a bay window and features an alcove currently housing a wood-burner-style electric fire. A door leads through to the stylish kitchen, fitted with painted cabinetry and marble-style work surfaces. Integrated appliances include a microwave and dishwasher, with space provided for a range-style cooker and fridge/freezer. A neat understairs cupboard offers additional storage, while a door provides direct access to the garden.

Opening from the kitchen is a generous dining/family room, with bi-fold doors leading onto the terrace. This wonderful space is perfect for relaxing and entertaining throughout the year. The well-planned ground-floor accommodation continues with a thoughtfully designed boot room and cloakroom. This practical space features a wide bench seat with shoe storage below and hanging space above, together with matching storage and utility cupboards, a butler's sink and space for a washing machine and tumble dryer. A WC is discreetly positioned at the far end of the room.

On the first floor, a split landing provides access to a sizeable loft space. There are four bedrooms—three doubles and a generous single—together with a spacious family bathroom. The bathroom is fitted with a shower bath which has an integrated Mira shower and curved shower screen, a WC, pedestal wash hand basin and chrome heated towel rail, complemented by ceramic tiled flooring and part-tiled walls. Outside, the property is approached over a block-paved driveway providing off-road parking for several vehicles. To one side is an area of lawn offering the potential to create additional parking, if required. A side gate provides access to the rear garden.



Enjoying a wonderful sunny aspect, the main garden lies to the rear of the property. A gravelled terrace spans the width of the house, with steps rising to a level lawn edged with rockery stone and a paved sun terrace. Beyond is a further area of lawn with neatly planted borders. A substantial wooden workshop, equipped with power and lighting, offers excellent potential for use as a home office, gym or hobby space.

FEATURES

Hall, Study, Sitting Room, Kitchen, Dining/Family Room, Boot/Utility/Cloakroom, Four Bedrooms, Family Bathroom, Sunny Landscaped Garden, Large Workshop/Gym. EPC Rating C.

SITUATION

Granville Road is one of Oxted's prime locations. i. Highly convenient it is within 0.8 miles of Oxted Railway Station and 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 (within a



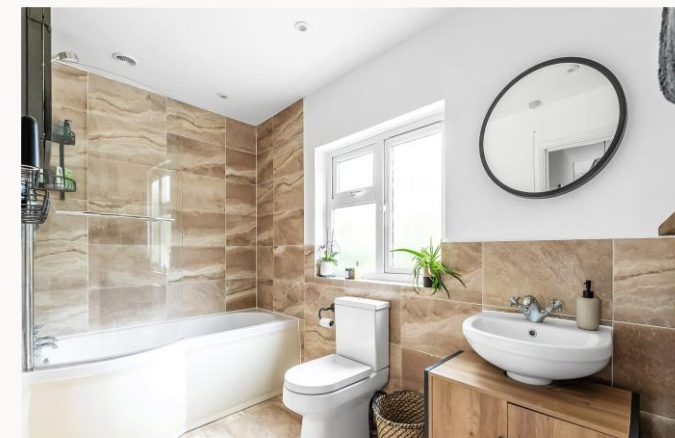
mile) serving London Bridge/Victoria both in approximately 33 and 39 minutes respectively, with Thames Link trains to Farringdon and London St Pancras International. Primary Schools: Limpsfield, Crockham Hill, Oxted and Westerham and a senior school with sixth form, Oxted School. Private Schools: Hazelwood 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 and Limpsfield. Leisure centre with swimming pool and local gyms.

VIEWINGS

By appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

From the M25 (Junction 6), follow the A25 east signposted towards Oxted. Continue ahead on the A25 passing through the traffic lights at Oxted and after a short distance take the left hand turning into Snatts Hill. At the bottom of the hill, take the first right into Gresham Road. Proceed ahead passing the library and Oxted Health centre and take the first right into Granville Road. Towards the end of the road, on the left, there is a turning into a drive which leads to four properties including no 83.





PROPERTY INFORMATION

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

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.

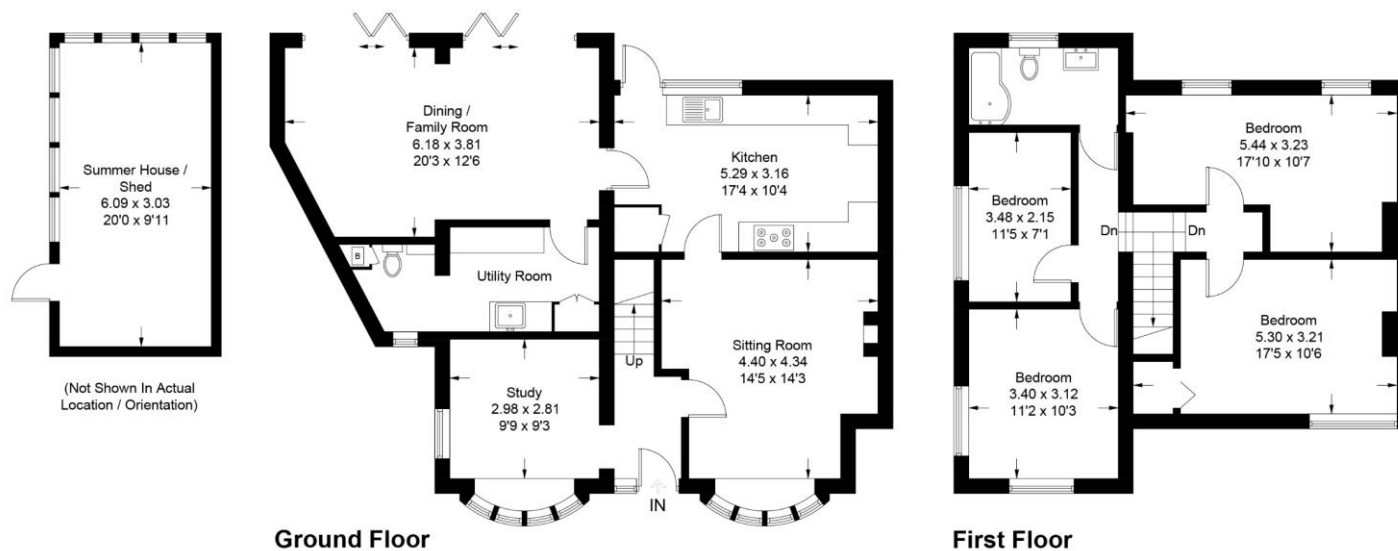
IMPORTANT NOTICE

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		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft
Summer House / Shed = 18.6 sq m / 200 sq ft
Total = 169.8 sq m / 1827 sq ft



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. (ID1319649)
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