



OXTED

SURREY,

Guide Price £465,000 Freehold

JACKSON-STOPS



112 MILL LANE, OXTED, SURREY, RH8 9DD

BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE WITH CONTEMPORARY OPEN PLAN KITCHEN, CONVENIENTLY LOCATED A SHORT WALK TO HURST GREEN STATION.



DESCRIPTION

Key Features

- Extended two-bedroom semi-detached cottage
- Off-road parking for two cars
- Approximately 0.8 miles from Hurst Green Station
- Spacious open-plan kitchen/dining room
- Extended living accommodation
- Large south-facing rear garden
- Wood-burning stove
- Modern fitted kitchen with central island
- Side access to the garden

This beautifully presented two-bedroom semi-detached cottage has been thoughtfully extended to create a stylish and spacious home, ideally situated within walking distance (approximately 0.8 miles) of Hurst Green Station. Combining period charm with contemporary living, the property also benefits from off-road parking for two vehicles.

The standout feature of the home is the impressive open-plan kitchen and dining room, designed with entertaining in mind. Flooded with natural light from roof lanterns and French doors opening onto the south-facing garden, the space features sleek contemporary cabinetry, granite-effect worktops, and a large central island. Integrated appliances include a Bosch electric oven, a Neff induction hob, and an extractor hood.

At the front of the property, the welcoming sitting room offers a cosy retreat, complete with a charming fireplace housing a wood-burning stove and traditional-style double-glazed sash windows. The ground floor also benefits from a convenient cloakroom and useful under-stairs storage.

Upstairs, there are two generous double bedrooms and a modern family bathroom, fitted with a shower over the bath with a glass screen, a vanity unit with inset basin, WC, and a heated towel rail.

Outside, the front of the property has a paved driveway with off-road parking for two cars. To the rear, the attractive south-facing garden features a paved patio, ideal for outdoor dining, with the remainder mainly laid to lawn and complemented by mature trees, shrubs, and well-stocked flower beds. Side access adds further practicality to this appealing home.

ACCOMMODATION

Hall, Sitting Room, Kitchen/Dining/Living Room, Cloakroom, Two Double Bedrooms, Family Bathroom, Off Street Parking For Two Vehicles.. EPC Rating D.

SITUATION

The lively town of Oxted has interesting specialty shops and high street brands, together with restaurants, bars and cafes offering a wide range of cuisines. Waitrose and Sainsburys have local stores and there are larger supermarkets all within easy reach. There is also a luxurious Everyman Cinema and the Barn Theatre. Hurst Green and Oxted Rail Stations serve London Bridge/Victoria in 33/39 minutes, with Thames Link trains to Farringdon and London St Pancras. Locally there is a wide range of well-regarded schools both in the state and private sector. Leisure Facilities: include tennis and squash clubs, gyms, golf courses and a leisure centre with swimming pool.

PROPERTY INFORMATION

- Services: Gas fired central heating. All other mains services.
 - Local Authority: Tandridge District Council
 - Council Tax band: D
 - Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
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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 and upon reaching the traffic lights at Morrisons, turn right into Woodhurst Lane. Follow the road which becomes Hurst Green Road. Just as you approach the green, take the right turn into Mill Lane. Follow the road, passing Coltsfoot Mill. No 112 can be found towards the end of the road on the right.



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.

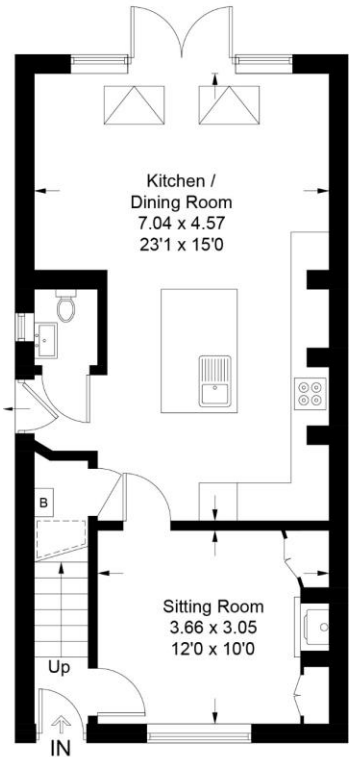
Private Finance

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.

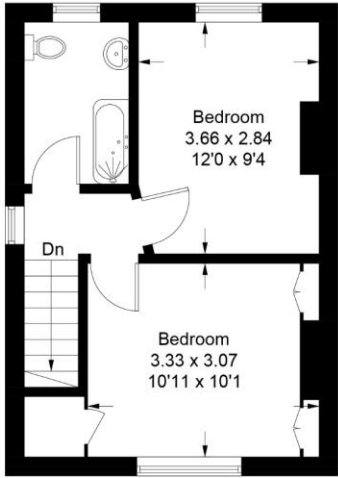
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



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. (ID1320464)

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OXTED

01883 712375

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

onTheMarket.com

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