



TANDRIDGE
OXTED, SURREY

Offers in excess of £1,275,000 Freehold

JACKSON-STOPS 

**MEADOWS EDGE, OLD HALL FARM
TANDRIDGE LANE, TANDRIDGE, OXTED, SURREY,
RH8 9NS**

A BEAUTIFULLY REFURBISHED BUNGALOW SET IN AN IDYLIC GREENBELT LOCATION, JUST FOUR MILES FROM OXTED. FINISHED TO A HIGH STANDARD THROUGHOUT, THE PROPERTY OFFERS STYLISH, MODERN LIVING WHILE ENJOYING A PEACEFUL COUNTRYSIDE SETTING.



DESCRIPTION

Meadows Edge is a beautifully presented, impressively spacious single-storey home, which enjoys a peaceful and private position within idyllic greenbelt countryside, yet is just 4 miles from the vibrant town of Oxted and its mainline station, offering fast connections into London. Refurbished and thoughtfully extended by the current owners, this elegant bungalow combines stylish interiors with a superbly functional layout, ideal for both everyday living and entertaining on a generous scale.

From the moment you arrive, Meadows Edge delights with its welcoming presence. Approached via a private, shared lane (serving just a handful of homes), the property boasts a brick-edged horseshoe driveway behind gates, offering turning and parking for multiple vehicles.

Step inside to a wide, light-filled entrance hall, leading into a generous sitting room with French doors that frame tranquil garden views. A log burner adds a warm, inviting touch, perfect for cosy evenings in. To the rear, the heart of the home is an open-plan kitchen/living space, beautifully appointed with painted cabinetry, Silestone worktops, and high-quality appliances, including a Smeg electric oven and Neff dishwasher. Two sets of double doors open onto the garden terraces, blurring the line between inside and out. The main house features four well-proportioned bedrooms, including a principal suite with dressing area and en-suite bathroom. A smart family bathroom serves the remaining bedrooms. A major highlight is the attached annexe, offering tremendous flexibility to create a larger home with 6 bedrooms. Ideal for multi-generational living, guest accommodation, or income generation. With its own entrance, gated drive and beautifully planted, private garden, this space comprises a generous kitchen/living room, double bedroom, a bathroom and has direct access to its own garden from both principal rooms. Currently operated as a popular and profitable Airbnb, the annexe boasts excellent occupancy rates and offers a turnkey rental opportunity for new owners.

With an idyllic setting and grounds, Meadows Edge is surrounded by rolling countryside and sits within approximately



0.75 acres of neatly maintained gardens. Predominantly laid to lawn, there are pretty borders and fruit trees, all enclosed by traditional stock fencing. A serene, secure environment for both children and pets. The outdoor space is perfect for al fresco entertaining or simply enjoying the peaceful sounds of nature, a true escape from the hustle and bustle of daily life.

With its seamless blend of countryside calm and town convenience, Meadows Edge represents a rare opportunity to acquire a stylish, versatile home in an exceptional location, whether as a full-time residence, multi-generational solution, or income-producing investment.

FEATURES

Reception Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Games Room/Bedroom, Cloakroom, Principal Bedroom with Dressing Area and En-Suite Bathroom, Three Further Double Bedrooms, Family Bathroom, Annexe with Kitchen/Dining/Living Room, Double Bedroom, Bathroom, Large Gardens, Two Large Sheds, Generous Parking Area. In All 0.75 Acre. EPC Rating D.

SITUATION

Situated in a semi-rural position just 4 miles from Oxted, which offers a wide range of schools, a mainline station, leisure centre, Everyman Cinema and an excellent range of



restaurants and bars. Lingfield village is just 3 miles away with local amenities and train station. The area has renowned equestrian facilities, Lingfield racecourse and numerous private liverys. • Comprehensive Shopping: Oxted (4.8 miles), Edenbridge (6.6 miles). • Mainline Rail Services: Lingfield (3.4 miles) to London Victoria. Oxted (4 miles) to London Victoria and London Bridge. • Primary Schools: Lingfield, Oxted, Limpsfield • State Schools: Oxted. • Private Schools: Excellent choice of state and private schools in the area including Hazelwood Preparatory School. Public schools include Lingfield College, Woldingham, Caterham, Tonbridge, Sevenoaks, Worth, Whitgift and Ardingly College. • Leisure Facilities: Golf at Lingfield Park, Royal Ashdown, Hever Castle, Holtye, Tandridge and Westerham. Sailing at Bough Beech Reservoir and Ardingly Reservoir. Racing at Lingfield Park and Epsom. Leisure pool complex in Oxted. Limpsfield Tennis and Squash Club. • All distances are approximate.

VIEWINGS

By appointment through Jackson-Stops Tel: 01883 712375

DIRECTIONS

From junction 6 of the M25 take the A22 exit towards Eastbourne/East Grinstead. Continue on the A22 for about 2.6 miles. Turn left onto Miles Lane, then right onto Tandridge Lane. The drive leading to the property is within 0.4 of a mile on the right-hand side.





PROPERTY INFORMATION

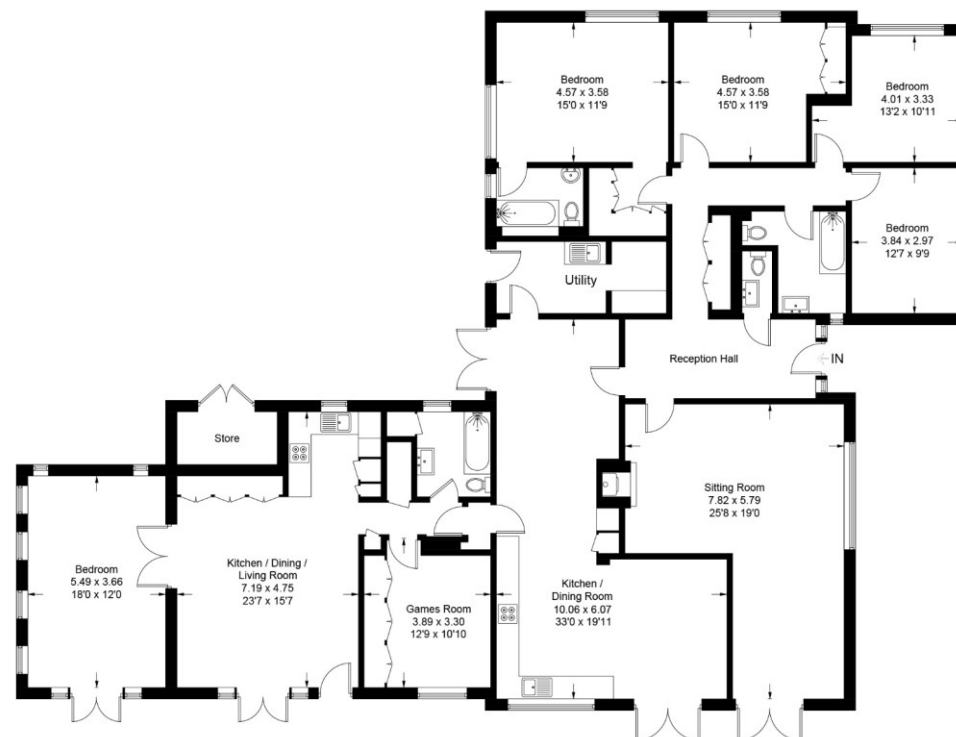
- Services: Mains Water and Electricity, Oil fired central heating, Private Drainage.
- Local Authority: Tandridge District Council
- Council Tax band: E
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 266.5 sq m / 2869 sq ft
Store = 3.9 sq m / 42 sq ft
Total = 270.4 sq m / 2911 sq ft



Ground 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. (ID1244460)
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