

High Street

OXTED, RH8

150 Years

JOHN D WOOD & CO.

London, Country & International Property

High Street

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A truly individual town house of considerable character, this striking Grade II Listed property represents an early and particularly interesting example of a provincial Victorian department store. Dating from 1887 and situated within a Conservation Area, it has been comprehensively renovated by the current owners to create an impressive family home.

The recessed entrance, framed by a pair of impressive frosted sash windows, opens directly into the magnificent sitting and dining room. Extending to approximately 30 feet, this wonderfully atmospheric space immediately establishes the character of the house, with exposed floorboards, panelled walls and ceiling, an original shop counter and the striking staircase rising through the centre of the property to galleried landings above.

The bespoke kitchen/breakfast room provides a contemporary contrast. Beautifully appointed with Hacker cabinetry, open shelving and a central island incorporating a Bora induction hob, it also features Siemens and Neff appliances and a Quooker tap. A character fireplace provides an attractive focal point, while doors open directly onto the rear courtyard and garden beyond. An adjoining utility room and cloakroom complete the ground-floor accommodation.

From the principal reception room, stairs descend to the lower ground floor, where a substantial and highly versatile family room is currently arranged as a television room and gym. A boiler/laundry drying room and generous storage room are also found on this level.





























The first floor is approached via the magnificent original staircase, opening onto an unusually spacious galleried landing. With its own seating area, fireplace and the second original shop counter, this is a destination in itself and another wonderful reminder of the building's former life.

Two double bedrooms overlook the rear garden, one currently arranged as a study, together with a beautifully appointed family bathroom with freestanding bath and a separate shower room. Both feature high-quality sanitaryware by Duravit and Hansgrohe.

The principal bedroom occupies the second floor and enjoys an attractive, light-filled aspect, a feature fireplace and its own well-appointed shower room. Two further double bedrooms complete this floor, one benefiting from an en suite shower room.

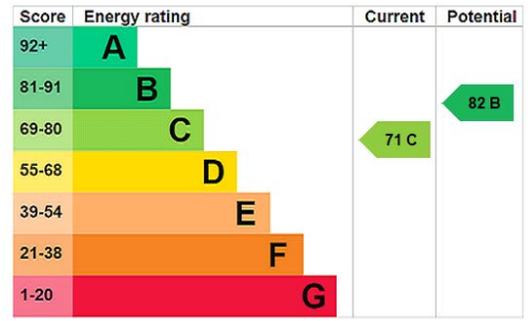
The landscaped south-east facing rear garden provides a wonderfully private backdrop to the house. Immediately adjoining the kitchen is a charming courtyard, ideally suited to outdoor dining and entertaining, with steps rising to areas of lawn and a further paved seating terrace.

A pedestrian gate leads to the detached double garage, which benefits from vehicular access from Beadles Lane and a useful boarded loft space.

Historical Note
Originally known as T. Troughton London Stores, the building operated as a grocer, draper and wine, spirit and beer merchant, while also selling china, glass, ironmongery and bed linen.

Fascinating reminders of its commercial past remain throughout the house. Two original shop counters survive on the ground and first floors and, together with the staircase and cast-iron supporting pillar, form part of the building's listed status. The rear garden was originally occupied by stables, from where horse and cart deliveries would have departed to serve customers throughout the local area.

£1,250,000 - £1,500,000
Subject to Contract



Local Authority: Tandridge District Council

Council Tax Band: D

Tenure: Freehold

Reference: CHB260101

Approximate Gross Internal Area:
4037 sq.ft

Gross internal area (approx) 375.1 sq m/ 4037 sq ft
Garage 32.7 sq m/ 351 sq ft
Total 407.8 sq m/ 4388 sq ft



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020 7802 3299
59 Cadogan Street,
London, SW3 2QJ
countryhouse@johndwood.co.uk
johndwood.co.uk

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