



**HURST GREEN**

**OXTED, SURREY**

**Guide Price £1,000,000 Freehold**

**JACKSON-STOPS**



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**4 MELDRUM CLOSE, HURST GREEN, OXTED,  
SURREY, RH8 9BY**

**AN IMPRESSIVE, VERSATILE FAMILY HOME WITHIN A THREE  
MINUTE WALK TO MAINLINE RAIL.**



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## DESCRIPTION

This substantial and versatile family home offers generous and well-balanced accommodation, ideally suited to modern family living and entertaining. Arranged over two floors, the property has excellent reception spaces, a well-appointed kitchen/breakfast room which is open plan to the conservatory, and six double bedrooms, which include a principal bedroom with en suite shower room.

The welcoming entrance hall is flooded with natural light and leads through into the impressive L-shaped living room. A particularly bright and appealing space, it enjoys a dual-aspect, overlooking the garden. A cosy focal point is provided by a cast iron fire place with a wood-burning stove. Original Parquet flows through the rooms, a practical flooring that lends warmth to the spaces. With generous proportions, there is ample space to relax or entertain family and friends. Double doors lead into the family room, offering further flexibility, being equally suited to use as a children's playroom or a study.

Naturally the hub of the home, the well-appointed kitchen/breakfast room is fitted with a contemporary range of wall and base cabinets, work surfaces and a breakfast bar. Fitted appliances include an Aga, dishwasher and fridge.

Open plan to the kitchen, the conservatory connects to the garden. having glazed elevations and doors opening out to the paved terrace, it is ideal for summer parties. A utility room provides valuable additional storage and laundry facilities and opens into the integral garage. Also on the ground floor, off the hall, is a useful shower room.

The first-floor accommodation is particularly generous, comprising six double bedrooms and a family bathroom featuring a large walk-in shower with waterfall power shower and bath. The principal bedroom benefits from a front aspect and skylight, together with an en suite shower room. Several of the remaining bedrooms also enjoy skylights and fitted wardrobes. The versatility of the accommodation presents considerable scope to accommodate a growing family, visiting guests or those wishing to create a dedicated home office or hobby room.



Externally, the garden is an attractive setting for outdoor relaxation, with an extensive area of lawn and terraces bounded by attractively planted beds which provide colour and form throughout the year. The mature trees and shrubbery create an inviting backdrop for al fresco dining and entertaining.

Combining generous proportions, adaptable accommodation and inviting reception spaces, this is a home with considerable appeal for those families seeking space and flexibility in an exceptionally convenient location and ideal for the daily commuter.

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## FEATURES

Reception Hall, Sitting Room, Dining Room, Family Room, Cloak/Shower Room, Kitchen/Breakfast Room, Conservatory, Utility Room, Principal Bedroom with En-Suite Shower Room, 5 Further Double Bedrooms, Family Bathroom. Mature Private Garden, Driveway Parking, Integral Garage.

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## SITUATION

In a highly convenient location, Meldrum Close is a popular no through road within just three minutes' walk of Hurst Green Main Line Rail Station (London Victoria and London Bridge in approximately 35-45 minutes) and several local convenience stores for daily essentials including a Post Office



and local pharmacy. Schooling options on the doorstep include Holland Primary School, Hurst Green Infant School, Oxted School for secondary education. The independent prep school Hazelwood School is also within walking distance. The area boasts an impressive recreational infrastructure including Holland Sports and Social Club with athletics club, tennis courts, gym and playing fields. The popular town of Oxted is nearby with a wide variety of shops, restaurants and supermarkets. Access to the M25 (junction 6) is available at Godstone with connecting roads to other motorway networks, the Dartford Tunnel, Heathrow and Gatwick Airports.

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## VIEWINGS

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

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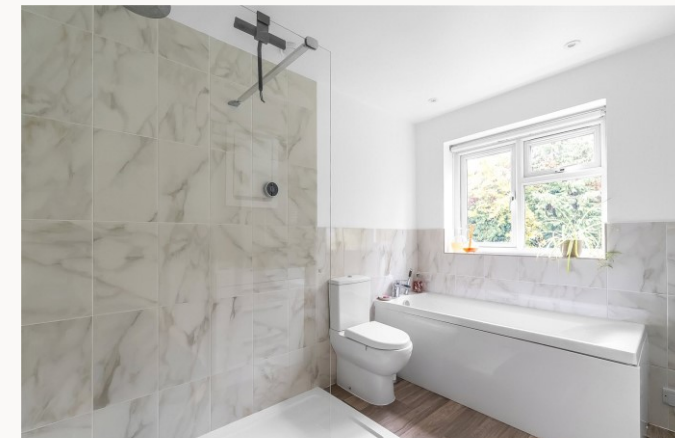
## DIRECTIONS

Postcode: RH8 9BY  
What3Words: cracks.moral.drive

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### 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.





## PROPERTY INFORMATION

- Services: Gas fired central heating. 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.

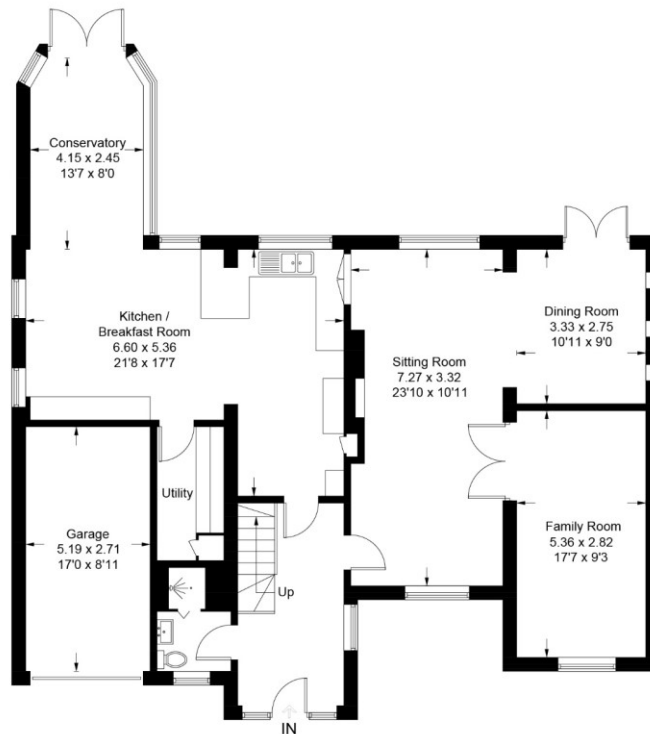
## IMPORTANT NOTICE

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.

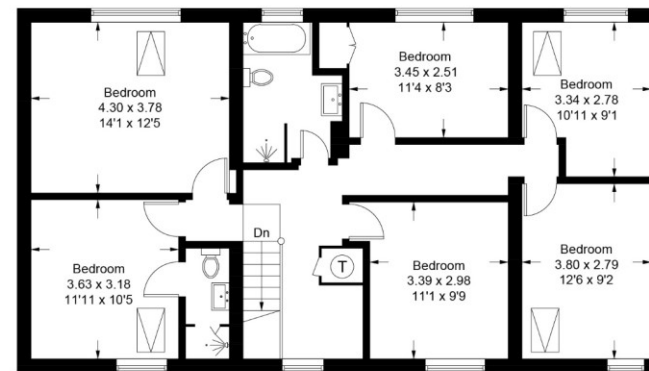


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 224.5 sq m / 2416 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. (ID1344229)  
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