



Ibbett Mosely



Broadham Green Road, Broadham Green, Nr. Oxted, Surrey, RH8 9PF

Guide Price £325,000 Freehold

A rare opportunity to purchase a period cottage occupying a prime position overlooking, and with views of, Broadham Green. Now in need of renovation and improvement, it's offered for sale with the added benefit of NO ONWARD CHAIN.

- 2 Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Garden to Front
- No Onward Chain
- Electric Heating
- In Need of Improvement
- Double Glazing

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An attached 2 bedroom stone elevation period cottage in an enviable location positioned on Broadham Green. Now in need of complete renovation, offering a new owner the opportunity to extend (subject to planning) and to add their own stamp to the property.

LOCATION

In a semi rural location, within the Green Belt and a Conservation Area, this cottage is positioned away from the road on Broadham Green, with some views towards open farmland, yet within a short walk of the Haycutter pub and Hurst Green railway station with services to London. Oxted town centre offering more comprehensive shopping opportunities and leisure facilities including a pool complex, library, cinema and railway station is approximately 1.5 miles distance. Schools within the area offer education for both state and private. Access to the M25 is at Junction 6 (Godstone), providing connections to other motorway networks, Airports & the Dartford Tunnel.

GROUND FLOOR

ENTRANCE PORCH

Front door leads to enclosed porch with door to:

RECEPTION ROOM

Fireplace, electric storage heater, parquet flooring, door to:

KITCHEN

Range of base units, inset sink and drainer, slimline dishwasher, washing machine, cooker, quarry tiled flooring, under stairs cupboard, door to stair leading to first floor, door to:

BATHROOM

Quarry tiled flooring, bath with mixer tap, w.c., hand basin, towel rail and wall heater.

FIRST FLOOR

LANDING

Storage cupboard, hatch to loft space (offering potential to convert - subject to planning), over stairs cupboard housing water tank.

BEDROOM 1

Storage heater, built-in wardrobes.

BEDROOM 2

Built-in wardrobe, over stairs cupboard.

OUTSIDE

GARDEN

The gardens are to the front, enclosed by hedging and laid mainly to lawn with hardstanding for a covered car parking space. Two sheds.

SERVICES

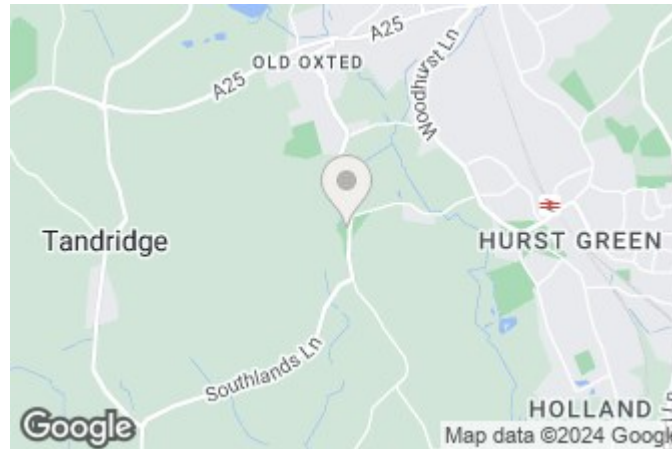
Mains water, electricity and drainage. We are advised there is no gas connected to the property.

COUNCIL TAX

Tandridge District Council - Band D

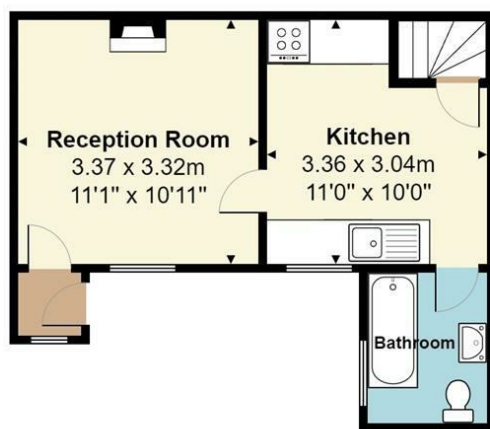
ROUTE TO VIEW

With Hurst Green Station on your right, proceed to the roundabout and turn right into Hurst Green Road. Take the first turning on the left into Tanhouse Road and proceed past The Haycutter pub to the T-Junction and turn left onto Broadham Green Road. To access the property you will need to cross over the track, on Broadham Green, on your right and the property will then be found a short way up on the left.



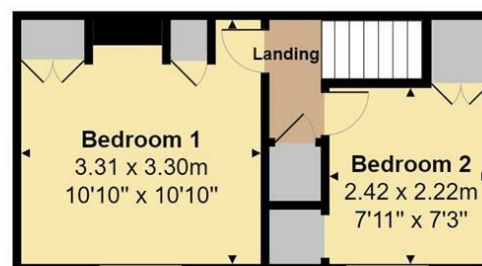
Broadham Green, Oxted, RH8

Total Floor Area: 48.2 m² ... 518 ft²



Ground Floor

Total Floor Area 26.3 m² ... 283 ft²



1st Floor

Total Floor Area 21.8 m² ... 235 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

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