Ibbett Mosely

Broadham Green Road, Broadham Green, RH8 9PF

Offers In Excess Of £450,000 Freehold

A 3 BEDROOM ATTACHED CHARACTER COTTAGE IN THE SOUGHT AFTER LOCATION OF BROADHAM GREEN

- Three Bedrooms
- Cottage Style Kitchen
- Off Road Parking
- Shower Room
- Gas Central Heating
- Large Garden Backing Fields
- Two Reception Rooms
- Double Glazing

In a tucked away position behind Broadham Green this beautiful extended three bedroom period cottage has pleasing stone elevations under a tiled roof, dating from the mid eighteen hundreds the cottage was extending in keeping in the late nineteen eighties.
The cottage has gas central heating and double glazed windows and a large well established garden backing onto fields.

LOCATION

Broadham Green is in a semi-rural location to the south of Oxted, there is a bridleway to the side of the cottage which will take you through to Tandridge, on the opposite side of Broadham Green in Tanhouse Road you will find the Haycutter pub/restaurant. Hurst Green with some local shops and station to London is a little over a mile away.
Within Oxted there is a good choice of shops and supermarkets, a leisure centre with indoor swimming pool, a cinema, local armature theater, a library and health centre.
There are schools for all ages in the area as well as other state and private schools in the surrounding villages and towns.
M25 (J 6) at Godstone about a ten minute drive.

GROUND FLOOR

COTTAGE STYLE KITCHEN

A stable style door opens to the kitchen which is fitted with a range of base and wall units, gas range style cooker, single drainer one and a half bowl sink unit, plumbing for a washing machine, wall mounted gas boiler for central heating and hot water, quarry tiled flooring, part exposed brick walling, double glazed window and door to the dining room.

DINING ROOM

With radiator, double glazed window, wood effect flooring, stairs to the first floor with cupboard under. Door to the sitting room.

SITTING ROOM

With radiator, double glazed window and door to the garden. Brick chimney breast and surround to fireplace with open grate. Wall light points.

FIRST FLOOR

LANDING

BEDROOM ONE
With radiator, double glazed window and wardrobe cupboard.

BEDROOM TWO
With radiator and double glazed window.

BEDROOM THREE
With radiator, double glazed window and linen cupboard.

SHOWER ROOM
With shower cubicle, w.c. and hand basin. Chrome towel rail, double glazed window, extractor fan and tiled walls.

OUTSIDE

PARKING
There is space within the garden for the parking of one car. This could be extended.

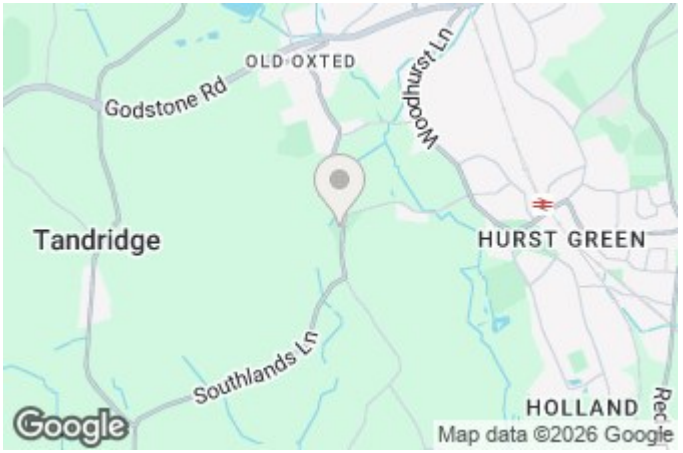
THE GARDEN
The garden is entirely on the south west side of the cottage and includes lawns, mature trees and shrubs. A summerhouse, greenhouse and garden sheds. The garden backs onto fields.

COUNCIL TAX
The property is listed in band "E" for council tax payments and is located in the Tandridge District.

SERVICES
Mains gas, water, electricity and drainage are connected to the cottage.

DIRECTIONS

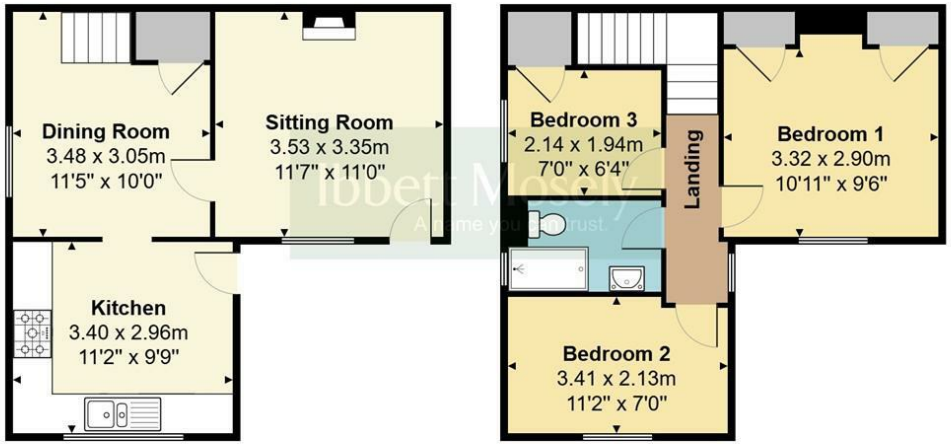
From Oxted and on the A25, turn into Woodhurst Lane, opposite the entrance to the station car park and Morrisons supermarket. Continue down Woodhurst Lane for about a mile and turn right into Tanhouse Road. Continue to the T-Junction and turn left into Broadham Green Road, after about a hundred yards take the first drive across the green and this will lead you to the cottage.



EPC Rating- D

Broadham Green Road, Oxted, RH8

Total Floor Area: 64.0 m² ... 689 ft²



Ground Floor
Total Floor Area 32.6 m² ... 351 ft²

1st Floor
Total Floor Area 31.7 m² ... 341 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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