

Ibbett Mosely

Hurst Green Road, Hurst Green, Oxted RH8 9BT

CELEBRATING 125 OVER 125 YEARS







Woodcote, Hurst Green Road, Hurst Green, RH8 9BT

Overlooking and adjoining farm/grazing land this delightful halls adjoining Edwardian semi-detached family home has been lovingly updated and extended for the current owners and offers beautifully appointed accommodation.
Situated behind the village green the property is a short walk of Hurst Green Station, local shops and the Mill Lane Playing Fields.

- Two Double Bedrooms
- Living Room
- Utility Room and Shower/Cloakroom
- Carport & Parking * Garden
- Loft Room
- Sitting Room
- Gas Central Heating
- First Floor Bathroom
- Fitted Kitchen/Dining Room
- Double glazing

A charming semi-detached halls adjoining character home which overlooks adjoining farm/grazing land towards Tanhouse Farm.
The property has been beautifully updated and extended since our clients purchase. The extension to the back provides a beautiful fully fitted kitchen/dining room overlooking the garden, there has been a new central heating system, new windows, a photovoltaic system, the creation of a utility room and ground floor shower room, and new bathroom suite. There is also a garden studio and workshop.
Ideally located for the London commuter with easy access to Hurst Green Station.

ASKING PRICE
Price freehold £775,000

LOCATION
In a semi rural location about a mile from Oxted Town Centre with its choice of local shops, supermarkets, restaurants, library and health centre. Hurst Green has a number of local shops, a primary and middle school, King George playing fields and recreation ground and main line station to London.
There are various other schools in the area in both the state and private sector as well as numerous sporting and recreational facilities including golf at Limpsfield and Tandridge and an athletics track at the King George playing fields.
Junction 6 of the M25 is a short dive away and allows access to other motorway networks, the Dartford River Crossing, Bluewater Shopping Centre, The Channel Tunnel, The South Coast and London Gatwick and Heathrow Airports.

THE ACCOMMODATION
Ground Floor: Entrance porch, hall, living room, sitting room, fully fitted kitchen/dining room, utility room and a shower/cloakroom.
First Floor: Landing with pull down ladder to a useful loft room, two double bedrooms with fitted wardrobe cupboards and a modern bathroom.
Outside: Off street parking to the front with double gates opening to a carport. There is a garden studio and workshop.
The garden: Is well stocked and maintained and adjoins and overlooks farm/grazing land.

NOTE
A legal right of access across the green allows for vehicular access to the property.

SERVICES
Mains gas, water, electricity, and drainage.

COUNCIL TAX
Tandridge District Council - Band D

ENEREGY EFFICIENCY
The property has an energy efficiency rating of D

ROUTE TO VIEW
From the main traffic lights on the A25 in Oxted turn into Woodhurst Lane (Opposite the entrance to Morrisons) and continue for about one mile, after passing Tanhouse Road on the right the property will then be the first house on the right and is approached over the green.



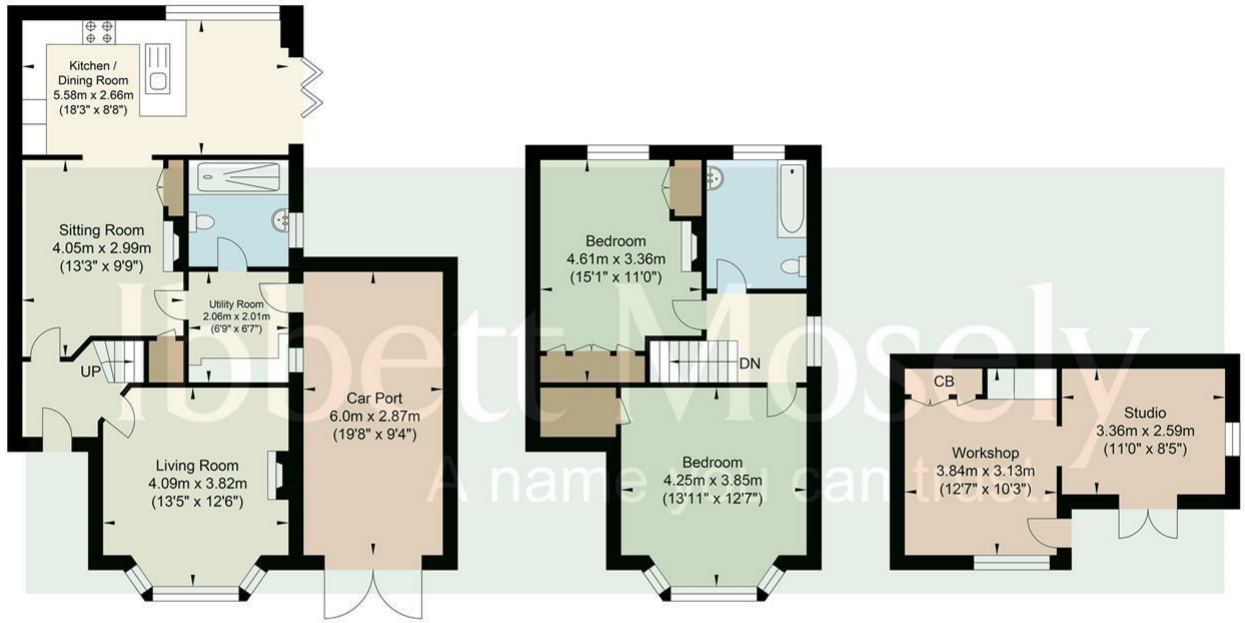








Hurst Green Road



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Ground Floor
Approximate Floor Area
621 sq ft
(57.67 sq m)

First Floor
Approximate Floor Area
452 sq ft
(41.94 sq m)

Outbuilding
Approximate Floor Area
226 sq ft
(20.98 sq m)

Approximate Gross Internal Area (Excluding Car Port / Outbuilding) = 99.61 sq m / 1072 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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