

Gibbs House

Pains Hill, Limpsfield



Close to the National Trust's Limpsfield Common and the golf course, an exceptionally well presented detached country residence of character, beautifully styled in a sophisticated fashion and set amongst south west facing landscaped gardens in excess of an acre.





Gibbs House

Pains Hill, Limpsfield

Surrey RH8 0RB

Accommodation

Reception Hall | Drawing Room | Dining/Billiard Room | Family Room | Study | Kitchen/Breakfast/Informal Dining Room | Pantry | Secondary Staircase | Rear Hall/Boot Room | Store Room Two Cloakrooms | Principal Bedroom with En-Suite Bathroom and Dressing Room | Four Further Double Bedrooms | Family Bath Room | Shower Room | Laundry Area | Mature Landscaped Gardens | Terracing | Swimming Pool | Pavilion

In total approximately 1.039 acres (0.42 hectares)

Mileages

Hurst Green Station – 1.5 miles (London Bridge from 40 mins and London Victoria from 36 mins);
Oxted Station – 1.6 miles (London Bridge from 33 mins, London Victoria from 31 mins)
Oxted Centre – 1.5 miles; Gatwick Airport – 15.5 miles; Central London – 22 miles
(All distances/times approximate)

Description

Occupying an enviable position close to the National Trust's Limpsfield Common and Limpsfield Chart Golf Course, yet within a short drive of Hurst Green station and Oxted town centre, Gibbs House is a handsome, detached period house with origins back to the early twentieth century. In recent times the present owners have carried out an extensive programme of restoration and refurbishment, which has resulted in a superb family home presented in an enviably sophisticated and stylish fashion. The accommodation is principally arranged over two floors and has been re configured to ensure a well planned residence perfect for family and entertaining. Works have included replacement of plumbing, wiring and heating systems, under floor heating across the Kitchen/informal Dining area and the use of high quality fixtures and fittings throughout. Traditional features such as the oak floor in the Billiard Room, panelled internal doors and multi pane windows have been complemented by the use of contemporary design including luxurious sanitary ware by Lefroy Brooks, Hansgrohe, Dornbracht and Perrin & Rowe. The 'heart' of the house is undoubtedly the stunning family space created within the bespoke Kitchen/Informal Dining Room and the Family Room. Comprehensively furnished with a range of hand painted wall and floor cabinetry together with a large central island, all fitted with honed granite work surfaces. Appliances include a gas fired Aga with an additional two electric oven module with gas hob, two dishwashers, three sinks, fridges and freezer and a microwave oven. The Pantry has been very well arranged to provide simple yet effective storage and a drinks fridge and freezer, whilst there is a Rear Hall providing a Boot Room and WC. The Informal Dining area has a fire place and there is a secondary staircase servicing the first floor, whilst a pair of French Doors lead out to the rear terrace. The Family Room is separated from the open plan Kitchen by way of a sliding door and has the same stone floors with large windows and a pair of French Doors overlooking the rear gardens. The elegant Drawing Room has floor to ceiling fitted book shelves, an open fire place and a large bay window, whilst the formal Dining/Billiard Room has oak floors, a fire place with ornately carved timber mantle and surround along with doors through to the Study.

Bedrooms are arranged over the first floor and include a fine Master Suite which has been luxuriously furnished and includes a bespoke Dressing Room with a range of mirrored wardrobes and a superb en-suite bathroom which has twin basins, a double ended volcanic





limestone 'slipper' bath and walk-in shower. Elsewhere there are four further double bedrooms, a Family Bathroom and a Shower Room. Conveniently positioned at the head of the secondary staircase is a Laundry Room with space for machines, a Butler's sink and hanging rails.

Outside

Approached via a pair of double, electrically operated gates, there is a large parking and turning area in front of the house framed by tall, majestic trees and hedging. To the rear the landscaped gardens have a south west aspect and feature a large, sandstone terrace with balustrading, sweeping lawns with boxus edged borders filled with lavender, mature hedging providing seclusion and tall trees. Rebuilt in 2014, the heated swimming pool has a surrounding terrace and a Coverstar electric, in-ground safety cover. The bespoke built Pavilion is fully insulated and provides a marvellous covered seating area. Elsewhere there is a pool plant room and store together with sheds providing garden storage.

Situation

Gibbs House is situated along Pains Hill, which is a quiet lane adjoining National Trust Limpsfield Common. This semi-rural location is a

short walk of Limpsfield Common and Limpsfield Chart Golf Course. Hurst Green station with its fast services to London and Sussex is approximately one and a half miles away, whilst Oxted town centre is a similar distance. A thriving and vibrant town, Oxted has an excellent selection of local stores, cafes, restaurants and banking facilities along with a Leisure Centre with swimming pool and a cinema. The area is renowned for its choices in educational establishments in both the state and private sectors, at primary and secondary levels including Limpsfield Primary School, Oxted County School, Hazelwood School, Caterham School and Woldingham School for Girls.

Directions

From the M25, Junction 6, take the A22 south then at the roundabout, proceed east on the A25 signed Oxted and Westerham. After approximately four miles travel straight over the junction at the Limpsfield traffic lights, then first right on to Kent Hatch Road, B269. Take the second right hand turn in to Brick Kiln Lane, which becomes Pains Hill. Gibbs House will be found along on the right hand side after about half a mile.





Tenure
Freehold

Services
All mains services.

Local Authority
Tandridge District Council
01883 722000 Band H

Viewings
All viewings are strictly by prior appointment with the agents.

Hamptons International
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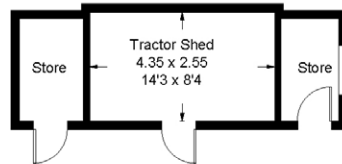
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Approximate Gross Internal Area = 394.3 sq m / 4244 sq ft

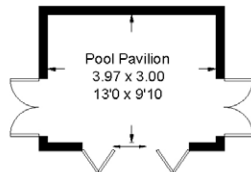
Outbuildings = 30.5 sq m / 328 sq ft

Total = 424.8 sq m / 4572 sq ft



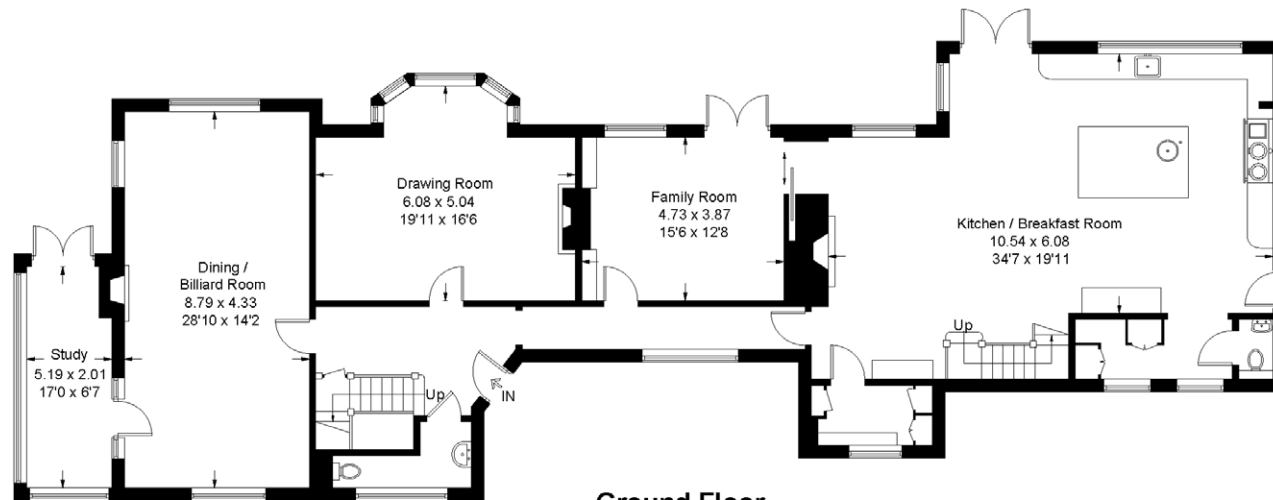
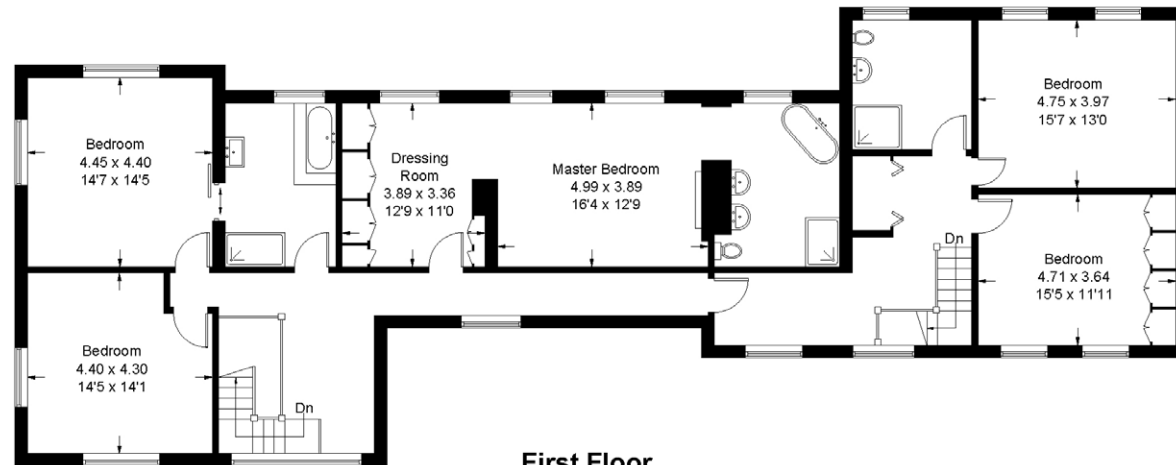
Tractor Shed

(Not Shown In Actual
Location / Orientation)



Pool Pavilion

(Not Shown In Actual
Location / Orientation)



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. (ID240947)

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Energy Efficiency Rating	
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current
	Potential
	83
	61