

Briars Lodge

Chapel Road, Oxted



Briars Lodge, Chapel Road, Oxted RH8 0SX

A newly refurbished 4 bedroom, 3 bathroom family home set in this sought after location, close to Hazelwood school with attractive front & rear gardens and off street parking for several cars.

Mileages *(Distances are approximate)*

Oxted – 1.7 miles; London Victoria – 40 mins; London Bridge – 33 mins; The M25 (Junction 6) – 4.6 miles; Gatwick Airport – 15 miles.

Accommodation

4 bedrooms, drawing room, sitting room, kitchen dining family room, cloakroom, utility room, ensuite shower room, family bathroom, ensuite bathroom, dressing room.

Outside

Landscaped front and rear gardens, off street parking for several cars. In total approximately 0.45 acres (0.18 h).



Description

A beautifully presented 4 bedroom period family home. The property has been lovingly refurbished by the current owners to a high standard throughout it now offers light and airy rooms with high ceilings and a marriage of both period and contemporary styles. On the ground floor there a spacious reception hallway with storage cupboard and a cloakroom, there are tiled floors which continue into the kitchen area. The drawing room has a duel aspect with bi folding doors to the rear opening up to the garden, there is a contemporary gas working fire with natural stone surround. The sitting room again has a duel aspect and is currently used as a playroom. A highlight of this property is the open plan kitchen/dining/family room, the family area again with its contemporary gas working fire and a dining area with French doors onto the garden. The kitchen has a range of bespoke wall and base units with granite worktops, there is a central island with breakfast bar and built in appliances to include a double oven, microwave and steamer,dishwasher, induction hob, and space for fridge freezer. There is a separate utility room with a door to the garden, space for a washing machine and dryer and built in units with sink.

The first floor offers a spacious master suite with dressing room, this has a range of built in wardrobes. The ensuite bathroom has a freestanding egg bath, walk in shower his and hers pedestal wash band basins, wc, bidet, underfloor heating and heated towel rail. The second bedroom has a duel aspect with views over the garden, built in wardrobes and an ensuite shower room. There are 2 further bedrooms and a family bathroom with walk in shower, bath, sink and vanity cupboard and heated towel rail.



Situation

In an enviable location on a prestigious residential road opposite Limpsfield Common which is National Trust owned land with a golf course and ideal for dog walkers. Nearby is Limpsfield Village which has a primary school, village hall, church, shops, tennis club, pub and restaurant. Oxted is 1.7 miles and a popular town due to the fast train services to London Victoria (40 mins) and London Bridge (33 mins). The town centre has good shopping facilities, a swimming complex, cafes, supermarkets, restaurants and a cinema. The M25 (Junction 6) is 4.6 miles with access to the motorway network and approx. 15 miles to Gatwick Airport. There are local schools including nearby Hazelwood, Oxted, Sevenoaks, Caterham and Woldingham.

Garden and Grounds

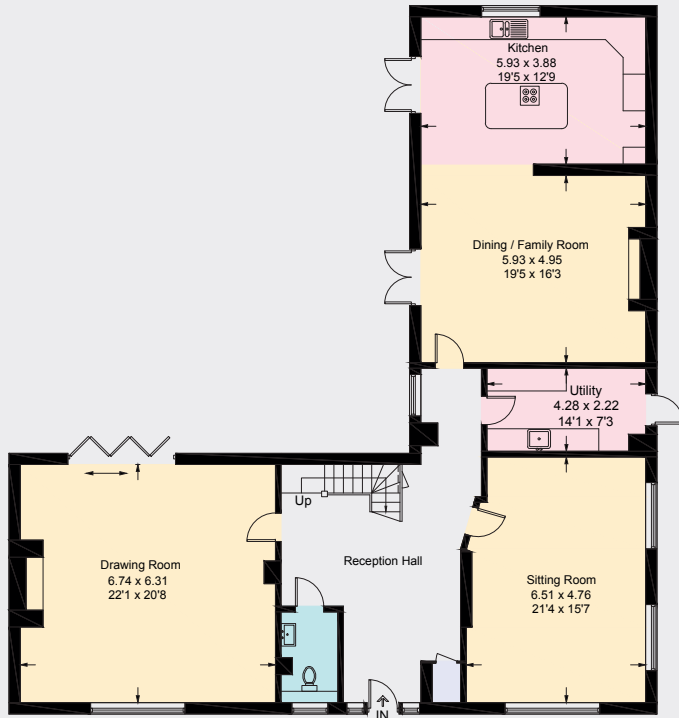
Approached by a shared gravel driveway that leads to the entrance of Briars Lodge. Oak gates with entryphone system open to a paved driveway with parking for several cars. The property is enclosed to the front by a brick wall with decorative planting to include box hedging, topiary's and trees. The rear garden has been newly landscaped and has well stocked flower-beds, level lawn to the rear and has an Indian Sandstone patio. This secluded garden is surrounded by hedges and features a central magnolia tree, apple tree and a number of flower beds. To the side is a store-room and boiler house.



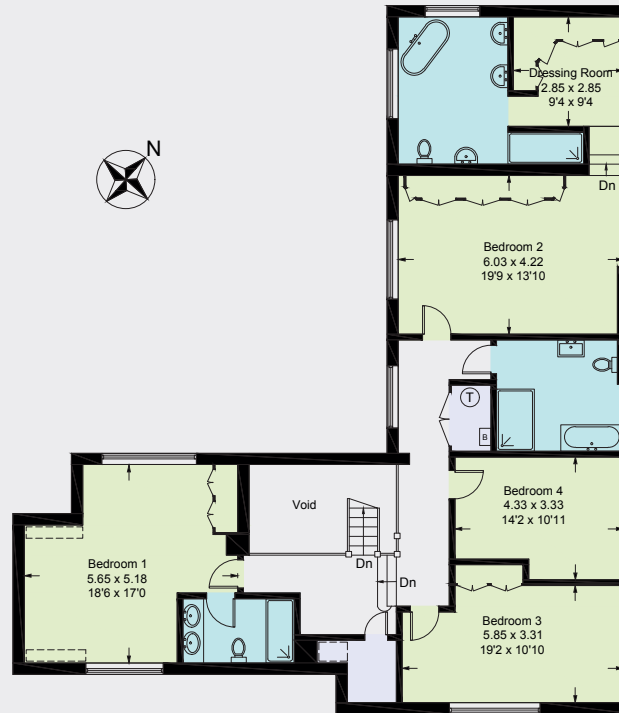


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
Approximate gross internal area. Main house = 3,506 sq ft / 325.8 sq m (Excluding void).



Ground Floor

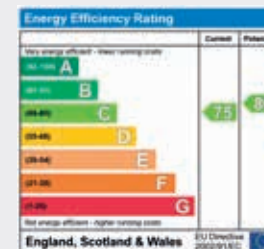


First Floor

 = Reduced headroom below 1.5m / 5'0

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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