



Flat 1, Southlands House, Southlands Lane, Tandridge - RH8 9PH

FINE & COUNTRY



Flat 1 Southlands House

Southlands Lane, Oxted RH8 9PH

Offering some 815 square feet of accommodation, this 2-bedroom flat presents a unique opportunity to experience the best of both worlds – a historic architectural gem with modern amenities and comforts. Share of Freehold, end of chain. This Grade II listed property, set within 8 acres of communal grounds is available to view today. Please call for your appointment.

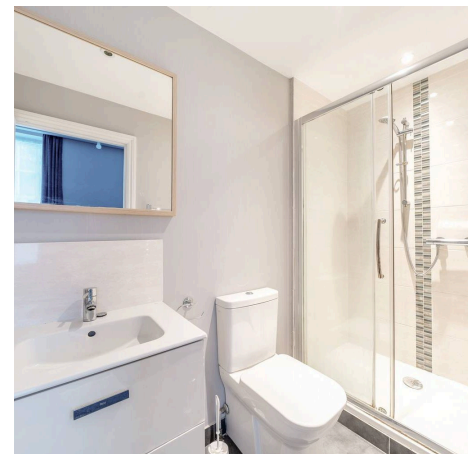
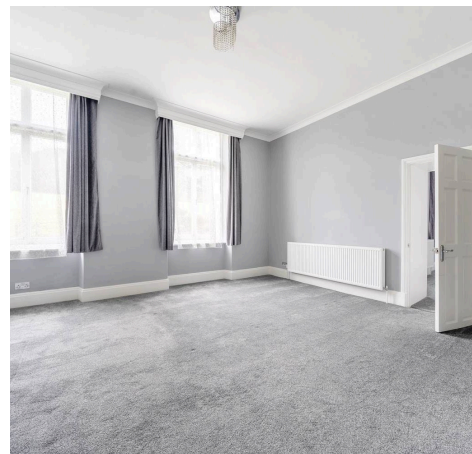
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Georgian Grade II Listed Conversion Apartment
- Open Plan Lounge/Kitchen
- Allocated Parking
- Chain Free Sale - Share of Freehold
- Superfast Fibre Broadband to Property
- 2 Beds, 2 Baths, 1 Cloakroom
- Two Miles From Either Oxted or Hurst Green Stations
- Approx 8 Acres of Communal Grounds





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Introducing this spacious 2-bedroom flat nestled within a Georgian Grade II listed conversion apartment, offering a rare blend of historic charm and modern convenience. Boasting an ideal balance of elegant architectural heritage and contemporary design, this property is a testament to fine craftsmanship and refined living.

An elegant and spacious communal hall, adorned with artwork and artifacts, leading to the private front door entering the spacious hall with guests cloakroom off. The open plan lounge and kitchen area, designed to facilitate effortless entertaining and relaxed every-day living has tall windows overlooking the communal grounds and rolling countryside views.

This property includes two generously sized bedrooms, providing ample space for rest and relaxation. The master bedroom features an en-suite bathroom, while a second bathroom ensures convenience and privacy for all occupants. Additionally, a further separate cloakroom adds a touch of practicality to the layout, enhancing the overall functionality of the living space.

Convenience meets comfort with the inclusion of allocated parking, ensuring hassle-free access for residents and visitors alike.





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The property also benefits from a share of the freehold, offering a valuable sense of ownership and investment for prospective buyers. Furthermore, the availability of superfast fibre broadband adds a touch of modernity to the residence, catering to the demands of today's digital lifestyle with those requiring to work from home.

Situated just two miles from either Oxted or Hurst Green stations, this property offers easy access to transportation hubs, connecting residents to various destinations with ease. Whether commuting to work or exploring the surrounding areas, the location of this property provides a convenient and well-connected setting for modern living.

Residents of this property will also have the privilege of enjoying approximately 8 acres of communal grounds, perfect for leisurely strolls, outdoor activities, and peaceful retreats. The expansive green spaces create a tranquil oasis within the bustling urban landscape, offering a serene escape from the demands of city life.





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LOCATION

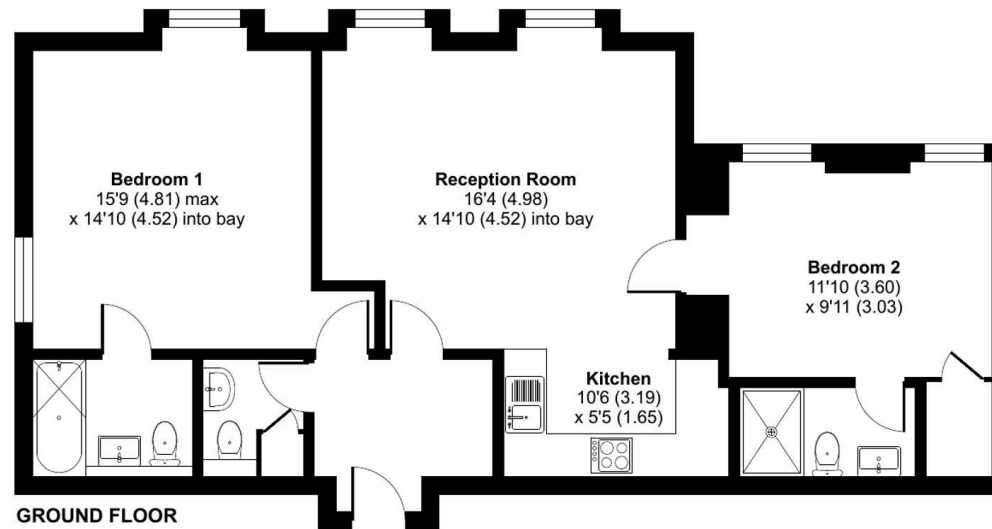
Southlands House is approached by a private driveway of about a third of a mile and occupies a glorious rural position surrounded by farmland. Southlands House enjoys open views across the adjoining countryside towards the Ashdown Forest. Oxted town centre is just over two miles, with excellent shopping facilities, a swimming pool, leisure complex and a cinema. Supermarkets include a Waitrose and a Morrisons. TRAVEL Junction 6 is approximately 3.5 miles away providing easy access to the M25 and Gatwick airport. Hurst Green main line railway station provides fast trains to East Croydon (from 20 minutes), London Bridge (from 37 minutes), London Victoria (from 42 minutes) and London St Pancras International (from 1 hr)



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Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale





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