Recently refurbished, quintessentially traditional English cottage, with two bedrooms. Situated in the sought after village of Limpsfield a few minutes from the popular local primary school. The property has a raised private garden with views.

- Refurbished Character Cottage
- Sought After Village Location
- Private Secluded Garden
- Walking Distance to Local Amenities
- Two Bedrooms
- Short Stroll to Popular Local Primary School
- Upstairs Family Bathroom
- Stunning Rooftop Views over Village
- Easy Access to Excellent Local Transport Links
- No Onward Chain

£395,000
DESCRIPTION
Recently refurbished, this pretty two bedroom character cottage is situated in the picturesque village of Limpsfield, a highly sought after area. Nestled on the high street of this quiet country village, the cottage is near to the local post office and village pub and is just a few minutes stroll from the popular primary school. There is a small front garden leading to the delightful chocolate box cottage. On entering, you notice plenty of original features such as the low beamed ceiling and the main feature in the room, the large inglenook fireplace fitted with a new wood burning stove sitting proudly in the opening. The wooden flooring is newly laid and the exposed beams surround the room, with the original oak window cill still in situ. The kitchen has been opened up from the original configuration, now offering space for a dining table or additional storage under the new staircase. There is access to the rear yard from the kitchen which leads to the raised rear garden. The kitchen fittings are modern and there is space for everything you would need, including space for a modern range cooker.

The upstairs accommodation comprises two bedrooms where the original features continue throughout providing character. In the quintessentially traditional English cottage, the family bathroom is located upstairs and although compact contains everything you would expect and is finished in keeping but with modern fixtures, and chrome towel rail.

The rear yard is a useful space for storage as it is gated and private, there is a shared rear access here with the other cottages which opens back out onto the high street. From this passage, there is a brick staircase which leads to the private garden with a small summer house and shed, bordered by a small picket fence and mostly laid to grass. There is a small decked area ideal to enjoy the views with a glass of wine or entertain friends with a summer barbecue. This pretty easily maintained garden is secluded and offers enjoyable views over the village rooftops and surrounding woodland.

Limpsfield village is the perfect location it has a few shops, pubs, school and renowned tennis club but it is only a few minutes from the town of Oxted with a wide variety of amenities, shops and importantly a main line station offering commuters great links into Central London. The area has many education options with a variety of state and independent schools catering for all ages in the locality. Offered chain free we would recommend immediate viewing as we expect this property to be incredibly popular.

LOCATION A delightful village to the east of Oxted. The High Street conservation area has a number of specialist shops and a public house. A squash, tennis and badminton club is nearby. Oxted has a range of shops, cinema, health centre, library, leisure centre with indoor pool and station serving Croydon and central London. Golf on Limpsfield Common, which is administered by the National Trust. There are state and private schools in the area. M25 access junction 6 at Godstone.
ROUTE TO VIEW
Travelling from Godstone along the A25, on reaching the traffic lights at Limpsfield, turn left into Limpsfield village. The property will be found on the left hand side just before the Bull Public House.

The full EPC is available on request.

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