



Tandridge Lane, Tandridge, Oxted

£1,450,000



**MANSELL
McTAGGART**
— Trusted since 1947 —



MANSELL
METAGGART

An opportunity to purchase a 5-bedroom 2-bathroom slate roofed detached Victorian family home. Believed to date from the late 1800s, the property has been extended over time to the side and rear, the land to the property is excess of 1.25 acres with large outbuildings with the potential to create an annexe (STPP).

The property is set back from the road with two 5-bar gates flanking an in-and-out driveway with off-road parking for five plus cars. A separate original brick drive from the side of the property leads to a double garage, courtyard with more parking if needed, outbuildings and rear workshop with a large yard space. The In and Out Driveway is finished in a Welsh green granite chippings bordered with granite setts Creating Flower and plant soil borders to the face of the house then with high hedges also to the front, ensuring privacy to the property.

To the front of the grey and white painted property there is a large enclosed porch with a slate pitched roof the porch has plenty of glazing which lets in lots of light, this leads to a secondary front main door opening into the entrance hall, which features original oak parquet flooring that flows through into the sitting room on the left, with the lounge beyond. To the right is the TV/family room, and ahead are the stairs and a corridor leading to the dining room, kitchen, utility room, and cloakroom washroom. A gently curving archway leads into the sitting room, featuring a large window to the front that ensures plenty of light. The room also boasts a Chimney breast with a white surround, mantelpiece, and storage cupboards on each side.





Beyond this is the impressive lounge, featuring a large bay window with Cushioned seating which faces the front of the house, opposite windows, and a door leading to the raised patio outside. There is an open fire with a marble surround and a sandstone hearth. It is an exceptionally spacious room, currently featuring two large sofas and arm chair with ample space for additional furniture. Across the hallway is the TV/family room, again featuring a Chimney and a large window overlooking the front of the property. The corridor leads to the dining room on the left, which features solid oak flooring, a chimney with cupboards on each side, and half-height timber panelling that creates a superb feature. There is a window to the side overlooking the garden. It is a good-sized room with space for a dining table and at least 6-8 chairs. Beyond and to the right is the kitchen, featuring a double Frankie sink with a swan-neck mixer tap beneath a window to the side of the house. There is a Rangemaster cooker with six gas burners and two fan electric ovens, set within a chimney breast with an attractive tiled cream splash back. There is a good range of oak-fronted units with solid granite work surfaces, including stylish up stands to match. Integrated items include a dishwasher and full height fridge with space for a microwave concealed within a cupboard. The utility room is located further along to the left and features white full-height sliding cupboards along one wall, providing superb storage, with a window at the far end.



With worktop space and white hung wall units on the opposite wall, there is space and plumbing for a washing machine, a tumble dryer, a freezer, and an American-style fridge/freezer, as well as a butler sink to one corner, there are original floor quarry tiles, which are, again, a key feature and all in keeping with a period property. Ahead is the cloakroom washroom, featuring a white WC, a rectangular large wash hand basin with a tiled surround and a vanity unit below, along with a chrome ladder-style radiator and windows to the side. The cellar can be accessed from off the corridor and down some brick steps, the rear back porch door is a studded door with a feature bull's-eye glass, which opens onto an Indian sandstone terrace. There is a BBQ area adjacent to this, as well as the double garage and outbuildings, with the potential to create an annexe (STPP) just across the courtyard.

Moving upstairs, the landing features a large window with a delightful view to the rear of the house, offering a glimpse of both the courtyard and the garden. The master bedroom is accessed via a short corridor and offers far-reaching views across the fields at the front of the house. It is a triple aspect, generously proportioned, and currently features a super king-size bed with plenty of space for additional bedroom furniture or seating. There is a walk-in wardrobe with hanging rails and shelving providing excellent storage and a touch of luxury. There is a spacious en-suite with attractive white gloss, bumpy, full-height tiling featuring an inset mosaic tiled boarder.





There is a large shower cubicle, a WC, and a wash-hand basin with a vanity unit below. There are four further double bedrooms, of which three are of a similar size and one is slightly smaller. The bedroom located at the rear of the house features a double built-in wardrobe and a shelving unit. Two of the bedrooms at the front feature triple built-in wardrobes, ensuring ample storage space. All four bedrooms to the front have far-reaching views across the fields. The family bathroom is exceptionally well-appointed with attractive mid-grey décor. There is a separate shower cubicle and a bath with inset lighting along a step up to the tub, which has side-mounted waterfall taps. There is a concealed cistern WC, a wash-hand basin with a floating black vanity unit below, and a chrome ladder-style radiator. In addition, there is another cloakroom washroom, which also features attractive Blue décor with half-height tiling and a feature border tile, as well as a WC and a wash hand basin.



Outbuildings/ potential annexe (STPP) and garden:
Accessed via the original brick drive and across the courtyard is a double garage. Adjacent to it are two doors leading into storage areas, with an office located behind the one to the left. Leading into the rear of the building there is a single storey, insulated, and double glazed area comprising of two other office/ Music /games rooms, with power sockets, down lights, and potential drainage and mains water supply nearby. This creates the opportunity to easily create an annexe (STPP) for an older relative or a teenager seeking independence, while remaining close to the rest of the family at a time when multi-generational living is becoming increasingly common. In addition, there is another outbuilding closer to the rear boundary, which provides a workshop, storage, and yard, making it ideal for business needs. There are extensive lawns, brick pathways, together with established trees, fruit trees (including apple and pear), beautiful blossoms in the Spring, along with shrubs and roses and a section of an old brick wall dividing the garden from the court yard. There are high conifer hedges that ensure privacy all the way around the boundary of the property , and it's genuinely a fabulous garden to enjoy with family and friends.

Agents Note:

The Rangemaster use LPG gas, the boiler uses oil, and the drainage is a cesspit which is located near the boundary to the rear of the property, over to the right. The oil tank is within a fenced area closer to the front boundary but still within the rear garden (near the gate to the left of the front gravel drive)

-
- Council Tax Band 'H' and EPC 'tbc'





Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.