



Rockfield Road, Oxted, RH8 0EL

Guide Price £695,000

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A rarely available and immaculately presented three-bedroom apartment, arranged over two levels, with a private west-facing garden. Conveniently located within a short walk (0.5 miles) from Oxted Mainline Train Station.

ACCOMMODATION

This apartment is one of just five in a converted Victorian house. The cellar has been extended into a three-bedroom apartment with a bespoke kitchen/diner, living room, and study area.

Benefit from a share of the freehold and enjoy the convenience of an entry phone system. The property welcomes you through an attractive covered porch, leading to a spacious and well-maintained communal entrance hall adorned with a part-glazed front door featuring stained glass.

Your private front door opens to an inviting entrance hall, complete with loft access (boarded and equipped with a ladder and light), a side window, and a handy storage area. The ground floor hosts three charming bedrooms, each showcasing attractive Victorian-style radiators. The master bedroom is exceptionally spacious, boasting high ceilings, decorative cornicing, and a beautiful cast iron working fireplace with a wooden mantle and stone hearth. Two built-in wardrobes provide ample storage, and doors open to a private terrace.

The second bedroom is a generously sized double room with a front-facing window and an attractive alcove, while the third bedroom offers a side window and access to the private terrace. The elegant family bathroom features a roll-top bath with a handheld shower and mixer tap, a w.c., a pedestal wash hand basin, a separate shower cubicle, a heated towel rail, and a cupboard housing the boiler.

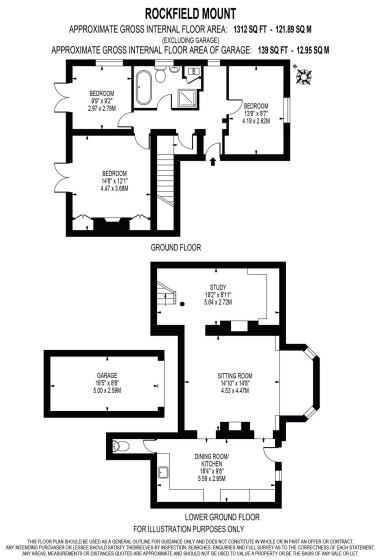
The staircase leads from the ground floor to the beautifully converted cellar area. This space has been thoughtfully designed to provide a flowing layout, including a study area, living room, and bespoke kitchen/diner. The cellar is fully tanked with light wells that bring in natural light.

The study area features bespoke fitted bookcases, a desk, and built-in storage cupboards. The living room includes an attractive light well with built-in shelving and storage. Continuing to the impressive kitchen/dining room, which boasts a tasteful range of wall and base units with under-unit lighting and a wooden worktop. Integrated appliances include a microwave, washing machine, and fridge/freezer, with space for a range-style cooker and an extractor fan.

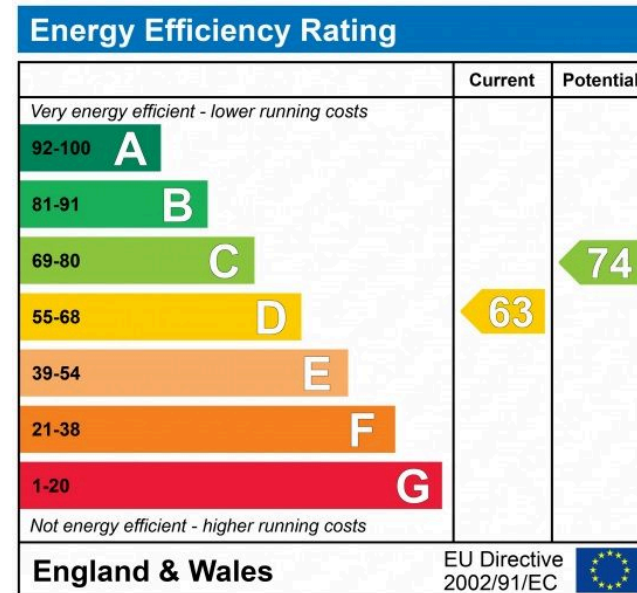
A window at the front of the property and a door with steps leading to the parking area provide private access directly to the apartment. The kitchen/dining room offers ample space for a good-sized dining table. Additionally, there is a cloakroom just off the kitchen, featuring a combined wash basin and toilet.

OUTSIDE





- 3 Bedrooms, 1 Bathroom, 2 Reception Rooms
- Duplex Apartment
- 0.5 Miles To Oxted Mainline Station
- Garage & Allocated Parking
- Private Garden
- Share of Freehold
- Max Broadband Speed 200Mbps
- Council Tax Band C
- EPC Rating D
- Tandridge District Council



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