



2 Eden Place, Oxted, RH8 0GL

Guide Price £800,000

3 2 1



Available for the first time since it was built, this three bedroom apartment occupies an unrivalled position in the heart of Oxted. Just 0.1 miles to Oxted Mainline train station, this represents a fantastic opportunity for any kind of buyer.

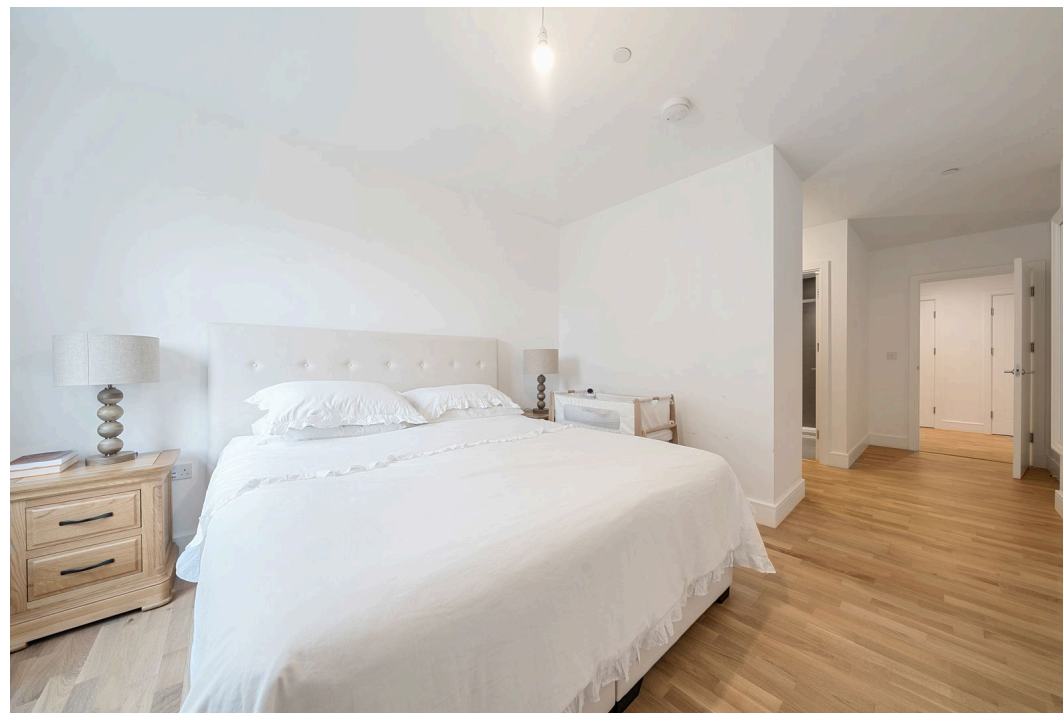
## ACCOMMODATION

Located on the second floor of Beecham House within a privately gated development this property was constructed by the highly regarded St William Group, part of Berkeley Homes. With a private balcony overlooking the inner courtyard gardens, the apartment also has the benefit of two allocated parking space in a gated underground car park.

The property can be accessed via a lift or by stairs and comprises of three double bedrooms all with bespoke built-in wardrobes and customised interiors, a family bathroom, ensuite shower room, an open plan kitchen/reception room giving access onto the east-facing balcony via French doors. The fully integrated kitchen includes induction hob with extractor fan, oven, microwave and dishwasher and has the benefit of ample wall and base units offering storage. The main bedroom has the luxury of an ensuite shower room, vanity unit hand basin and W/C with the bedroom benefiting from ample built in wardrobes that create a dressing area. For convenience, the second and the third bedroom have access to a separate family bathroom, which includes a bath with shower over, vanity unit hand basin and W/C. The apartment has plenty of storage with a large coats cupboard, separate shoe cupboard and separate utility cupboard in the hallway.

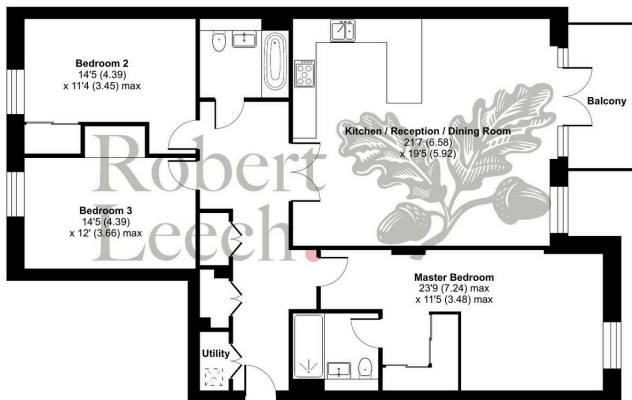
## LOCATION AND TRAVEL

Nestled in the foothills of the North Downs, Courtyard Gardens is a collection of 1, 2 & 3 bedroom apartments and penthouses situated in the picturesque town of Oxted. A short stroll away along the delightful high street you will find restaurants, boutiques and cafes as well as Oxted station with direct trains to central London in just 33 minutes. Stunning countryside surrounds you, with plenty of walks, woods and views to discover.



**Beecham House, Eden Place, Oxted, RH8**

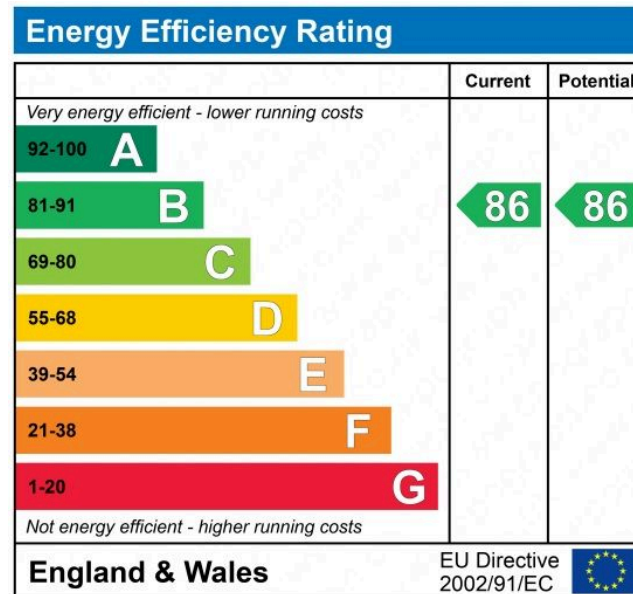
Approximate Area = 1286 sq ft / 119.4 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Robert Leech Estate Agents Ltd. REF: 1191965. © richcom 2024.

- 3 Double Bedrooms
- Open Plan Kitchen/Reception Room
- Family Bathroom & Ensuite Shower Room
- East-Facing Balcony
- Second Floor With Lift
- 2x Secure Underground Parking Spaces
- 0.1 Miles From Oxted Mainline Train Station
- Remaining Building Warranty from 2021
- Communal Courtyard Gardens
- EPC Rating B



**DISCLAIMER. PROPERTY MISDESCRIPTIONS.** Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents

