



Beam Cottage, Old Oxted, RH8 9LP

Guide Price £650,000

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Nestled in the picturesque village of Old Oxted, this enchanting 15th century cottage is a true gem, blending historical charm with modern comfort. With two bedrooms, this characterful home welcomes you with its inviting reception and dining room, complete with a stunning inglenook fireplace that serves as a focal point and evokes the warmth of a bygone era.

ACCOMMODATION

The high ceilings create an airy atmosphere, enhancing the sense of space and light. The thoughtfully designed rear extension reveals a generous fitted kitchen with a delightful breakfast area, perfect for casual dining or enjoying a morning coffee. Large windows invite the outside in, offering seamless access to the secluded rear garden, a tranquil haven for gardening enthusiasts or those seeking peaceful outdoor retreats.

Adding to the convenience of this unique property is a well-appointed downstairs bathroom with a modern wet room design, providing flexibility and ease for daily living.

With its wealth of character features, including exposed beams, historic engravings and charming nooks, this cottage truly reflects its storied past while offering all the amenities for contemporary living. Located in the heart of Old Oxted, you'll enjoy the vibrant community, local shops, and stunning countryside walks just moments from your doorstep.

Don't miss your chance to own a piece of history in this delightful cottage that beautifully balances heritage and modernity.

OUTSIDE

The private rear garden, featuring a patio area, is accessible from the kitchen and breakfast space. Tucked away at the back, the charming outhouse or summer house is ideal for a home office or a quiet retreat.

LOCATION

Set in the heart of Old Oxted with its wealth of character properties and Gastro Pubs. Oxted town centre is approximately half a mile away and offers a wide range of shopping facilities together with leisure pool complex, cinema, library, and railway station with service of trains to East Croydon and London. Junction 6 is approximately 3 miles away providing access to the M25 and Gatwick airport.

- Oxted - 0.6 miles.
- Reigate - 11 miles.
- London - 21 miles.
- Gatwick - 14.5 miles.
- Heathrow - 35 miles.
- Godstone - 2.8 miles.





- 15th Century Cottage
- Located in the historic part of Old Oxted
- Rear Extended Kitchen & Breakfast Area
- Outhouse/Office & Garden Store with Electricity
- 0.6 Miles To Oxted Mainline Train Station
- Central Old Oxted Location
- Beautiful Period Features
- Secluded Rear Garden
- Inglenook Fireplace
- Grade II Listed



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	61	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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