



Hookwood Park, Limpsfield, RH8

Guide Price £495,000

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Located in one of Limpsfield's most prestigious roads this property represents a rare opportunity to purchase a modern property in the heart of this historic Anglo-Saxon village made up largely of listed properties.

ACCOMMODATION

Built in 2016, this mid-terraced cottage boasts off-street parking and a private garden. Arranged over two floors the property has the benefit of a fully integrated modern kitchen finished with solid wood worktops and a tiled floor. The reception room to the back, with engineered wood flooring, is flooded with natural light from the french doors, which lead onto the low maintenance garden. The ground floor accommodation is completed with a cloakroom and handy coats cupboard. Benefiting from electric underfloor heating throughout the ground floor and solar panels helping to keep the running costs to a minimum.

Upstairs there are two double bedrooms and a family bathroom including a shower over the bath, W/C and pedestal hand basin.

OUTSIDE

Allocated parking for two cars, one to the front of the property as well as one to the side.

The rear garden has a good sized patio area perfect for entertaining with the rest of the garden laid to lawn.

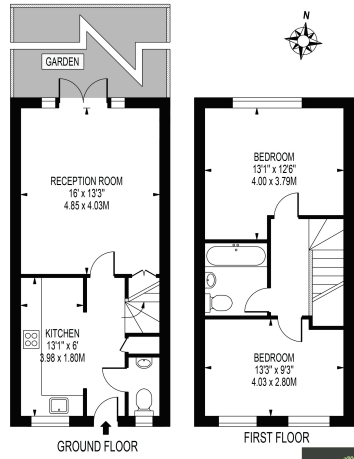
LOCATION AND TRAVEL

The delightful character village of Limpsfield is regarded as one of the prettiest in Surrey, with a friendly community feel offering local stores and a popular tennis and squash club. Limpsfield cricket and golf clubs are also nearby.

Oxted high street is approximately 1.1 miles away and boasts a mainline train station, choice of supermarkets including Waitrose and Morrisons, leisure facilities, a cinema and a range of pubs and restaurants. Junction 6 of the M25 is only 4 miles away and provides access to Gatwick and Heathrow airports.

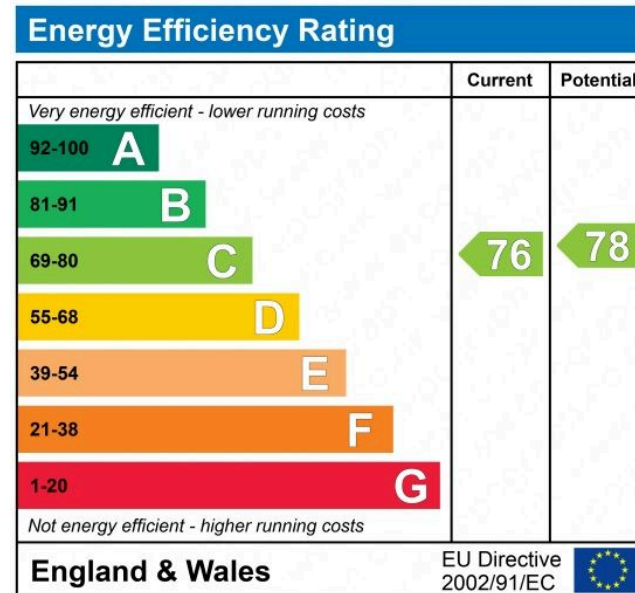
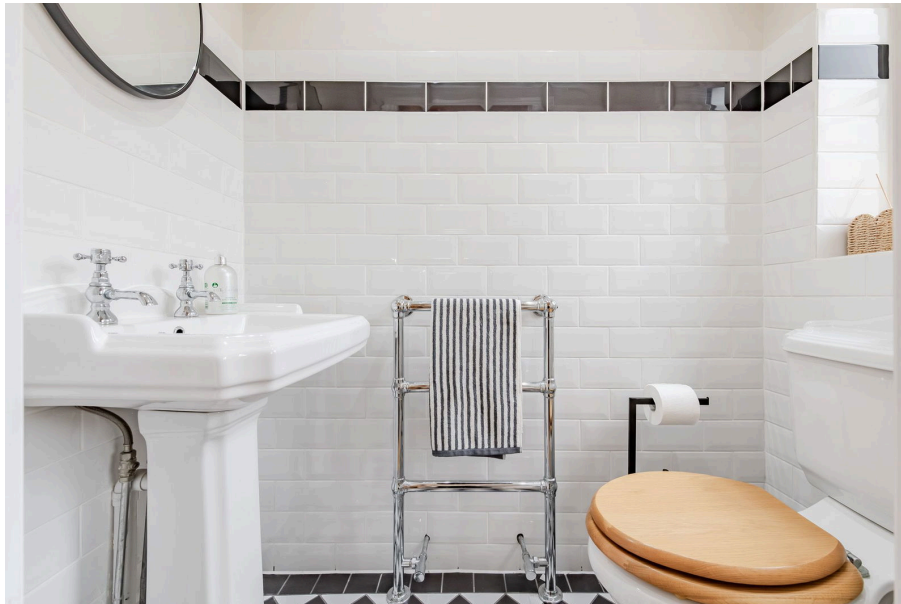


LOMBARD COTTAGES
APPROXIMATE GROSS INTERNAL FLOOR AREA: 767 SQ FT - 71.26 SQ.M



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- 2 Bedroom, 1 Bathroom, 1 Reception Room
- LABC New Homes Warranty until 2026
- Under Floor Heating To Ground Floor
- 1 mile To Oxted Main Line Station
- Premier Location
- Solar Panels
- Built in 2016
- 2 Off Street Parking
- Private Garden
- EPC Rating C



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