

STEPHEN JAMES
RESIDENTIAL



Rockfield Road, Oxted RH8 0EL



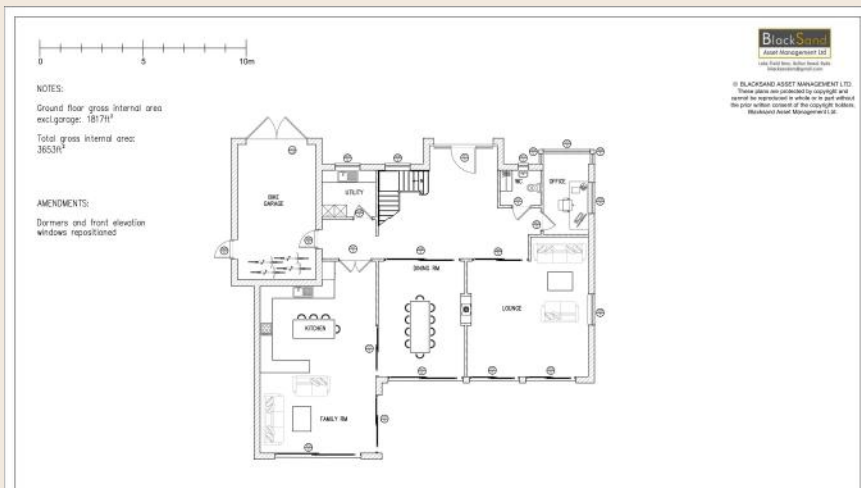
Rockfield Road, Oxted

A great opportunity to acquire a site of approximately 1520 SQM with planning permission for the erection of a substantial 3,653 SQ FT five bedroom detached dwelling. CIL is expected to be circa 64k

- Expansive Open-Plan Living
- Five Bathrooms (All En-Suite)
- 3,653 SQ FT
- Excellent Transport Links
- Predominantly Level Plot
- Sought-after Location

Oxted is a charming commuter hub that perfectly balances high-end amenities with a quintessential town feel. The vibrant high street offers a curated mix of boutique shops, independent cafes, and premium facilities like the Everyman Cinema and Tandridge Leisure Centre. For those traveling into the city, the rail links are exceptional, with the quickest direct trains reaching London in just 33 minutes, while Gatwick Airport is a swift 20 minute drive away.

Beyond its urban convenience, the town is nestled at the foot of the North Downs, providing immediate access to the Surrey Hills National Landscape. This Area of Outstanding Natural Beauty offers vast stretches of ancient woodland and rolling countryside, making it a haven for hikers and nature enthusiasts alike.

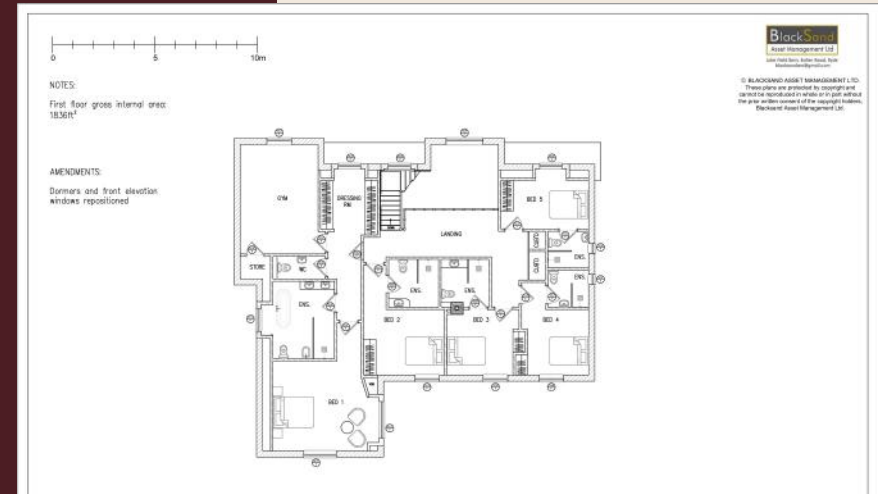


The Layout

The proposed ground floor offers a thoughtfully designed layout, centered around a vast open-plan kitchen and family room that serves as the heart of the home. This primary living space is complemented by two distinct reception rooms, a formal lounge for sophisticated entertaining and a separate dining room for hosting guests. This level also includes a dedicated home office, a practical utility room, and a substantial internal bike garage.

The first floor features five generous double bedrooms, each benefiting from its own dedicated en-suite bathroom. The principal suite is a standout feature, offering a high degree of luxury with a private walk-in dressing room and an exceptionally large en-suite. This bathroom is meticulously appointed, featuring a separate WC for privacy, a freestanding bath, a large walk-in shower, and a double vanity with two sinks. Beyond the bedrooms, this floor also provides a dedicated home gym and a large storage room, all accessible from a wide, airy central landing.

The front of the residence features a large driveway with ample off-street parking and a dedicated EV vehicle charging point. To the rear, the house opens onto a significant garden area, well-screened by mature trees and established hedging to ensure maximum privacy. The site layout also includes a discreet recycling and refuse store.



Front & Rear Elevation



Side Elevation



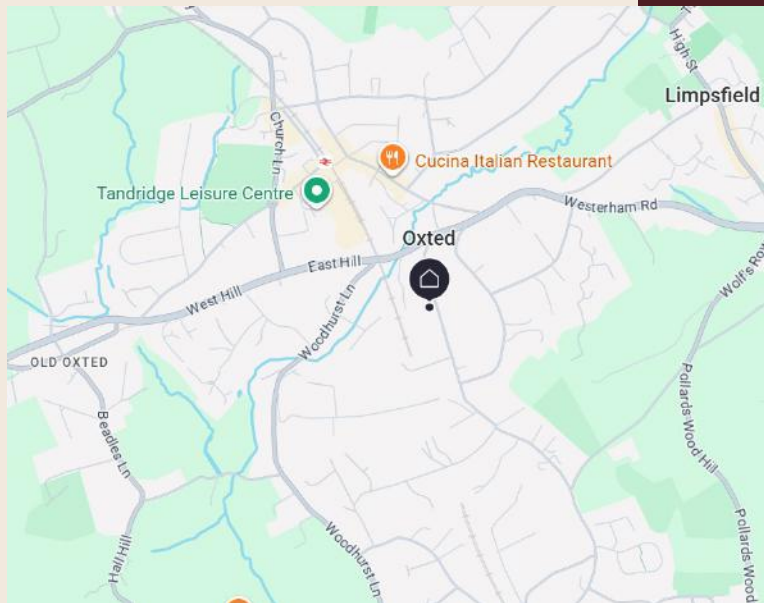
Site Plan



Location



Property location
RH8 OEL



Amenities



Oxted Station 0.6 Miles

Oxted High Street & Everyman
Cinema 0.4 Miles

Tandridge Leisure Centre 0.8
Miles

Master Park 0.9 Miles

M25 (Junction 6) 3.6 Miles

Primary Schools

St Mary's CofE Primary School (State) Ofsted: Good | 0.7 Miles
Hazelwood School (Independent) Co-educational Prep | 0.5 Miles
Limpsfield CofE Infant School (State) Ofsted: Good | 0.9 Miles

Secondary Schools

Oxted School (State) Ofsted: Good | 0.5 Miles
Woldingham School (Independent) Girls | 2.7 Miles
Limpsfield Grange School (State) Girls, Osted: Outstanding | 0.9 Miles
Caterham School (Independent) Co-educational Senior | 4.0 Miles

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