

**Property reference number: - 145-1116(OXTED)**  
 Home to a family with one child in the 6-12 age group & one teenager;  
 They are looking to house swap during the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 1, single:- 2, but one of the singles has a pull-out mattress which makes it a twin. Also a second living room downstairs with a sofa bed if necessary. (max:- 5-7 people)
Children welcome?-	Yes, any age group
Pets that live here:-	No pets live here
Re-dogs:-	They could not consider a dog staying.
<b>**Allergy**</b>	They could not stay in a home where there are cats or dogs.

This mid 1960's semi-detached house is well located on a quiet and spacious road on the edge of the small, attractive and well-resourced commuter town of Oxted. It is situated on the edge of the Surrey Hills Area of Outstanding Natural Beauty. The house is within easy walking distance of Oxted's many facilities, and has views of the North Downs from one bedroom.

The town has the twin benefits of being very accessible to London and the south east, while also surrounded by beautiful countryside which can be accessed on foot or by a short drive. See area websites below.

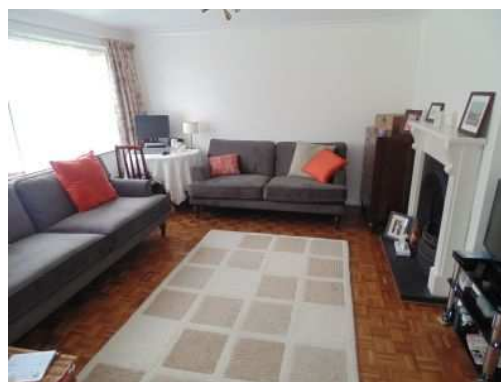
The nearest newsagent is 3mins walk, just around the corner.

Oxted town centre is a 0.7 miles (15 mins walk / 3 min drive) away, with a little Waitrose, Morrisons and other supermarkets, various restaurants, coffee shops and take-aways, and a Wetherspoons pub. Oxted centre has a free car park (on Amy Road), as does Waitrose and Morrisons.

There are a number of pub-restaurants in Old Oxted (1.3 miles, 5 min drive).

The family have carried out extensive alternations, including a new kitchen and shower room, and have decorated much of the house since moving there in 2013.

The ground floor is also extended to the side giving a spare room/second living room, & at the back creating a spacious kitchen/dining/family room.



There is a bathroom upstairs and a shower room/toilet downstairs.

While the M25 is not far from away, it is completely out of sight by the lay of the land and by woodland, and the house is fully double-glazed.

The enclosed garden is approximately 15m x 11m. It is laid to lawn with flower borders & garden table & chairs. It's a south facing garden, providing maximum sunshine.

The family are members of the King's Church Oxted, which is part of the Newfrontiers International family of churches, & members of the Evangelical Alliance.

More information on their excellent website:- [www.kingschurchoxted.com](http://www.kingschurchoxted.com)

Sport and Leisure	1 mile to Tandridge- Leisure Centre & Swim Pool with wave machine and flume , also a riding centre; 1.5 miles to Limpsfield Lawn Tennis Club, badminton and squash courts: Golf Clubs within 3 miles: Paint-ball and Laser-tag/hub venues within 10 miles
Free park	Master Park in Oxted -15 min walk / 4 min drive & it includes a play area and hard tennis courts to hire
Local places of interest	Titsey Place and Gardens - 2 miles. Chartwell, of Winston Churchill fame (National Trust) - 6 miles. Hever Castle, of Anne Bolyen fame - 10 miles Other N.T. properties close by include: Quebec House, Knole, Igtham Mote and Standen. Godstone Farm is 4.5 miles Chessington World of Adventure is within 20 miles
Entertainment/Arts	Within 1 mile are :- Oxted Everyman Cinema, The Barn Theatre & station where trains go from Oxted direct to London Bridge/Victoria in 30-40 minutes, for all of London's attractions.

<http://www.dayoutwiththekids.co.uk/things-to-do/Oxted>

<http://www.oxted.org/>

<http://www.visitsurrey.com/>