



Glendower, Icehouse Wood, RH8
£1,950,000 Guide Price



Nestled within the sought after and peaceful, Icehouse Wood, Oxted, this 5-bedroom contemporary family home offers the epitome of modern living. Situated on a quiet and leafy, private residential road, close to National Trust woodland, this property boasts sophistication and style, inviting you into a world of comfort.



With 5 bedrooms, 4 bathrooms, and 4 reception rooms spread across its 3,109 square feet (289 sq m), there is ample space for every member of the family to find their sanctuary. An additional annex and an integral double garage provide further convenience and flexibility.



The heart of the home awaits in the form of a modern atrium-style kitchen, where culinary adventures and family gatherings unfold against a backdrop of sleek design, premium finishes, and a heated floor. From here, step out into your own private oasis – a landscaped garden of approximately 0.5 acres, complete with a patio which wraps around the property, heated swimming pool, large lawns, and a children's play area, offering the perfect setting for outdoor dining, entertainment, and relaxation. Convenience meets sustainability with solar panels, an electric vehicle charging point and a heat pump for the pool.

The property is conveniently located approximately 0.7 miles of Hurst Green Mainline Train and the nearby amenities of Oxted which includes a range of restaurants, supermarkets, including Waitrose, an Everyman cinema, and Oxted Mainline Train Station. There are a selection of excellent schools within the property catchment area and Hazelwood School is 0.6 miles across NT owned West Heath Common, accessed at the top of Icehouse Wood.

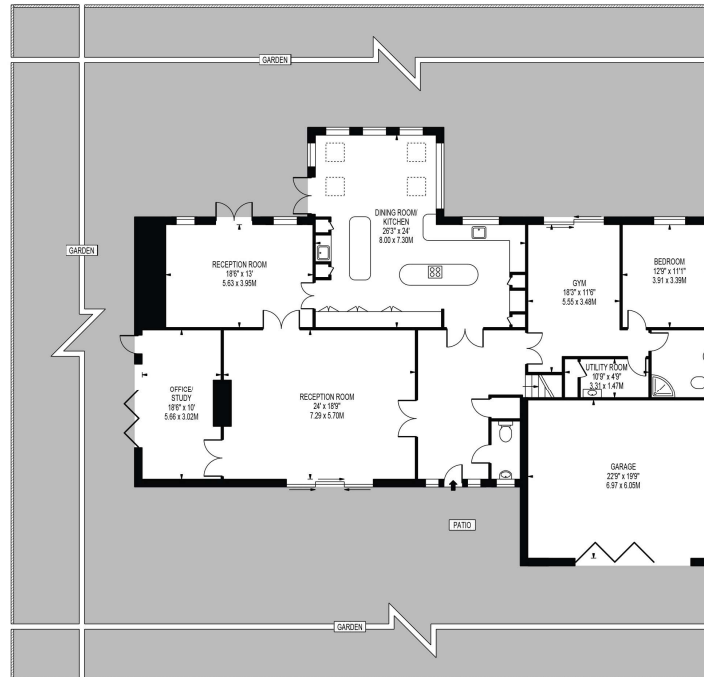
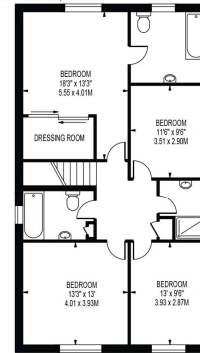
Designed with the modern family in mind, this property is perfect for entertaining offering the perfect blend of space, elegance, and functionality across the seasons. Whether hosting lavish gatherings or enjoying quiet moments of relaxation on the sunny pool patio, this home caters to every aspect of contemporary living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		98
81-91 B	91	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

At a glance

- 5 Bedrooms, 3 Reception Rooms, 3 Bathrooms
- Electric Vehicle Charging Point
- Total Plot Size 0.5 Acres
- Private Residential Road
- Integral Double Garage
- Private Landscaped Garden
- 0.7 Miles To Hurst Green Train Station
- EPC Rating B
- Council Tax Band H
- Tandridge District Council

GLENDOWER
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 3109 SQ FT - 288.80 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 454 SQ FT - 42.17 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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