



The George, 52 High Street, Old Oxted, Surrey, RH8 9LP

**The George Inn, 52 High Street,  
Surrey, RH8 9LP**

A substantial detached Grade II listed building in the heart of Old Oxted offered for sale with VACANT POSSESSION and with potential for residential, commercial, development and investment use, STPP.

The George Inn is prominent period building in the centre of historic Old Oxted and only a 5 minute walk to Oxted town centre with its extensive range of amenities and Greenbelt countryside surroundings.

Until recently The George Inn was operated as a Public House and is still fitted out for this purpose. However, the property could lend itself to a variety of other uses including a private residential dwelling, commercial business or development subject to planning permission. Of course, it could also continue as a Public House/restaurant.



*The gross internal area over two floors plus a cellar extends to approximately 5,151sf. To the rear there is a large car park with space for about 25 cars.*

## LOCATION

Oxted is a very desirable thriving commuter town known for its excellent access to transport options including the towns mainline railway station with fast trains to London Bridge and Victoria taking a little over 30 minutes.

Junction 6 of the M25 is a 6-minute drive. The town centre offers a wide range of shops restaurants and cafes. There is an Everyman Cinema and Leisure/Sports Centre. Extensive local Greenbelt countryside offers endless opportunities for walking, riding and other county pursuits.

There is also a wide choice of excellent sports clubs including Golf, Cricket and Tennis. Oxted is well placed for access to both Private and State Schools

## Internal Area

### Gross Internal areas as follows:

Ground Floor 257.6 sq m/2772 sq ft

First Floor 181.44 sq m/ 1,953 sq ft

Cellar 39.53 sq m/ 425 sq ft

**Total: 478.57 sq m/5,151 sq ft**

*The Property is available freehold with full vacant possession. Offers are invited in the region on £850,000 subject to contract plus VAT (if applicable)*



- Rarely Available Freehold
- Sought after Residential Location
- Potential to Convert STPP
- Parking for 25 cars
- Fully Fitted Kitchen/Public House
- Located close to Oxted Mainline Station

Property Misdescriptions Act

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For More information please contact:

Colin Barwick  
Land & New Homes  
Robert Leech Estate Agents  
72 Station Road East, Oxted, Surrey RH9 0PG

01883 717272  
[colinbarwick@robertleech.com](mailto:colinbarwick@robertleech.com)

[robertleech.com](http://robertleech.com)