



Oakdene Axes Lane, Salfords, Redhill, Surrey, RH1 5QL
Offers In Excess Of £980,000



J A M E S D E A N
E S T A T E A G E N T S

Versatile four/five bedroom Grade II listed detached barn conversion set in 1/3 acre gardens. Originally constructed in c1430 and converted to an impressive family home in 2005 with the later addition of a two storey extension in 2010.





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E S T A T E A G E N T S

Oakdene is a charming Grade II listed medieval barn conversion full of character. Originally constructed in circa 1432, it was stylishly converted in 2005 to create an impressive family home with the later addition of a two storey extension in 2010. The property was also subject to a report by English Heritage in 2008 as being of architectural interest and local historical importance.

The property boasts many original features and combines these with contemporary design. Converted to a high specification and lovingly maintained, its notable features include exposed beams, vaulted ceilings, open tread stairwells, a galleried landing, full height windows to the living area, underfloor heating throughout and remote controlled mood lighting. The property also benefits from all mains services and is offered CHAIN FREE.

The accommodation includes four bedrooms with the upstairs master suite accessed via its own stairwell. The ground floor features a double bedroom with ensuite, a family room/fifth bedroom, utility room, cloakroom and stunning open plan reception area with French Doors that access a private patio area. A second stairwell provides access to an open galleried landing and upstairs is completed by the remaining two bedrooms and family bathroom.

Externally, there is off road parking to the front and a gated driveway leads to a heritage style double garage to the rear with further parking. The attractive south facing garden extends to circa one third of an acre and benefits from a rural setting and countryside views.

Location is always key and it is no exception here. The property is close to the thriving market towns of Redhill, Reigate & Horley, which offer residents a great mix of local amenities and excellent transport links. Salfords station provides services to London and the south coast, Gatwick airport is nearby and the M25 and M23 are within easy access.









J A M E S D E A N
E S T A T E A G E N T S



- Grade II listed Detached Barn Conversion
- South Facing Garden of circa Third of an Acre
- Impressive Property Converted to a High Specification
- Main living area with impressive vaulted ceiling and full height windows
- Underfloor Heating Throughout
- Four/Five Bedrooms
- Heritage Style Double Garage and Parking for Multiple Vehicles
- Gated Entrance
- Open Countryside Views
- Offered CHAIN FREE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 2355.00 sq ft

Tenure: Freehold

Local Authority: Reigate & Banstead

Council Tax Band: G

Do you have a property to sell?

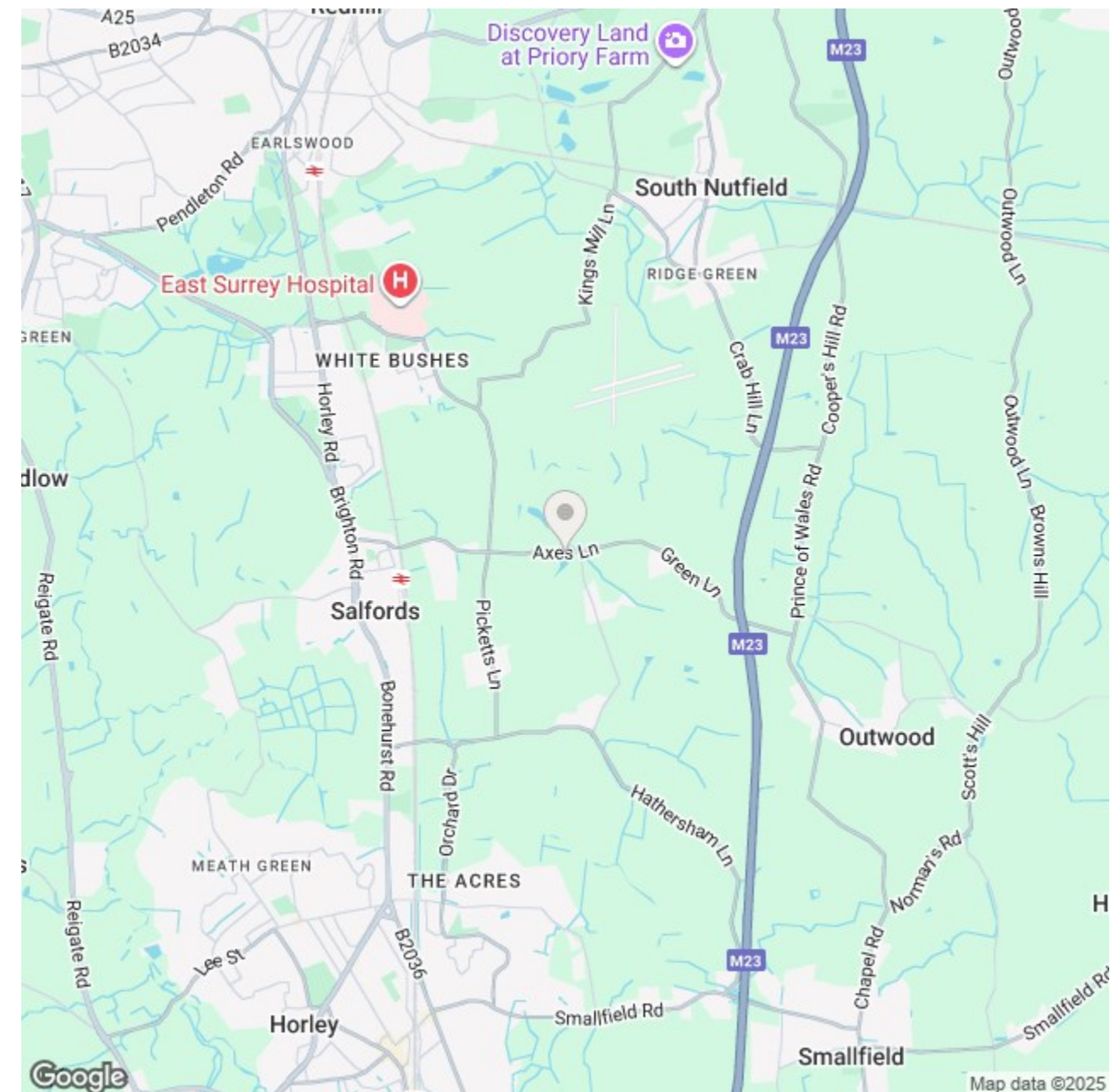
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



FLOOR PLAN



First Floor
Approximate Floor Area
755 sq. ft.
(70.1 sq. m.)



Ground Floor
Approximate Floor Area
1,601 sq. ft.
(148.7 sq. m.)
Axes Lane, RH1

Approx. Gross Internal Floor Area 2,355 sq. ft. (218.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.

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