



Asking Price £675,000 Leasehold

2 Bedroom, Apartment - Retirement

19, Charrington Lodge Church Lane, Oxted, Surrey, RH8 9LS

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Churchill
Sales & Lettings
Retirement Property Specialists

Charrington Lodge

Charrington Lodge is a beautiful collection of 26 one and two bedroom retirement apartments situated in the sought after town of Oxted.

Oxted is an attractive bustling town in the county of Surrey, close to the Sussex and Kent border and charmingly placed at the foot of the North Downs. Our site is perfectly located for the town's many attractive buildings that date back several centuries, one of which is St Mary's Church, which has stood proudly in the town for the last 900 years.

Oxted benefits from a variety of leisure amenities, which includes Tandridge Leisure Centre which offers a swimming pool, gym and studio, as well as the Barn Theatre where you can enjoy a variety of entertainment. Located a stone's throw from the Lodge is Master Park, a wonderful park which is home to the recently built 'The Park Hub' which runs classes in dancing, floristry, Pilates, yoga, wellbeing, and the local choir. Situated betwixt Master Park and Oxted Station, Everyman Cinema offers showings of the latest films. The pretty High Street provides a wide range of shopping facilities along with a selection of coffee shops and unique eateries for when you want to take a break. Surrounded by beautiful countryside whilst benefiting from excellent rail and road links, Oxted is only a 5 minute drive from the M25 and 20 minutes from Gatwick Airport. Oxted railway station, which is approximately 0.3 miles from the development, offers direct services to London in only 30 minutes. Whether you are looking to eat out with friends or family, browse around the shops in a vibrant community or explore the local countryside, Oxted is a popular place to enjoy your retirement, without the need to rely on your car.

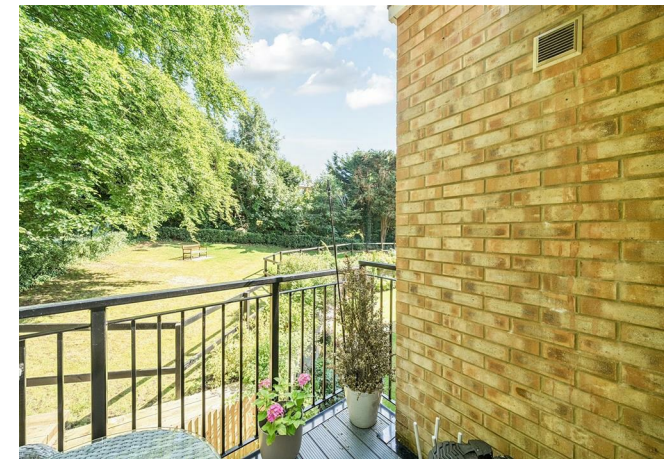
The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge including coffee mornings, talks, games afternoons and providing information about local events.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Charrington Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Charrington Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Charrington Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

****STUNNING TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY****

--Water and Sewerage bills are included within the Service Charge--

Situated in a fantastic South-Easterly position in the development, with access provided by a lift or stairs, is this delightful two bedroom apartment which benefits from a balcony overlooking the communal gardens. The property provides spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners private balcony with lovely views of the communal gardens and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a generous double with a walk-in wardrobe. An En-Suite offers a large walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room is currently being used as a separate Living Room and could also be used as Dining Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!



Features

- Two bedroom two bathroom apartment with balcony
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Lift to all floors and Pets permitted (subject to consent)
- Owners Buggy Store
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 30th November 2025)
£5,099.71 per annum

Ground Rent is not charged at this development

Council Tax Band E

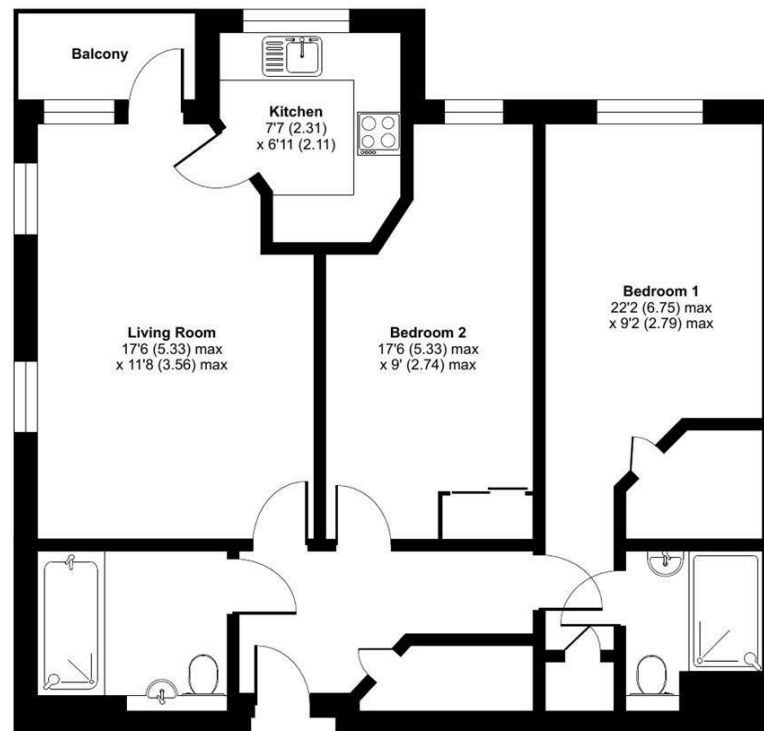
999 year Lease commencing January 2023

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 781 sq ft / 72.5 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1319575

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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