



**L'ETAC, GODSTONE
SURREY**

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North Park Lane, Godstone, Surrey, RH9 8ND

Guide £1.45M

A three-bedroom detached house partly renovated and benefits planning consent to extend. The property offers excellent potential with some 20 acres, 16 stables, 5 dog kennels and two mobile homes. There is exceptional hacking directly from the property with easy access to a three-mile sand gallop and connecting bridleways. *Available in two lots or as a whole.*

Some 20 acres | 3 bedrooms | 16 stables | Range of outbuildings | Fantastic hacking directly from the property and land | 1 mile from the village of Godstone | Two mobile homes | Good access links to London |



Lot 1 – The Property & Gardens, Guide £700,000

The property has been mostly renovated and benefits a bright open plan living room, kitchen and dining room with characterful brick details and an attractive wooden staircase leading to the upstairs bedroom and bathroom. The modern fitted kitchen has two butler sinks, a range master and overlooks the garden to the rear. Both the dining room and living room benefit double doors out onto the garden and off the living room is the downstairs bathroom with roll top bath and a further two bedrooms.

Upstairs is a large double bedroom, partly renovated, featuring a roll top bath and built in wardrobes in the eaves.

The property is situated in a generous 1 acre of gardens with two mobile homes. The three-bedroom mobile which has been newly renovated and the two -bedroom mobile is well presented internally.

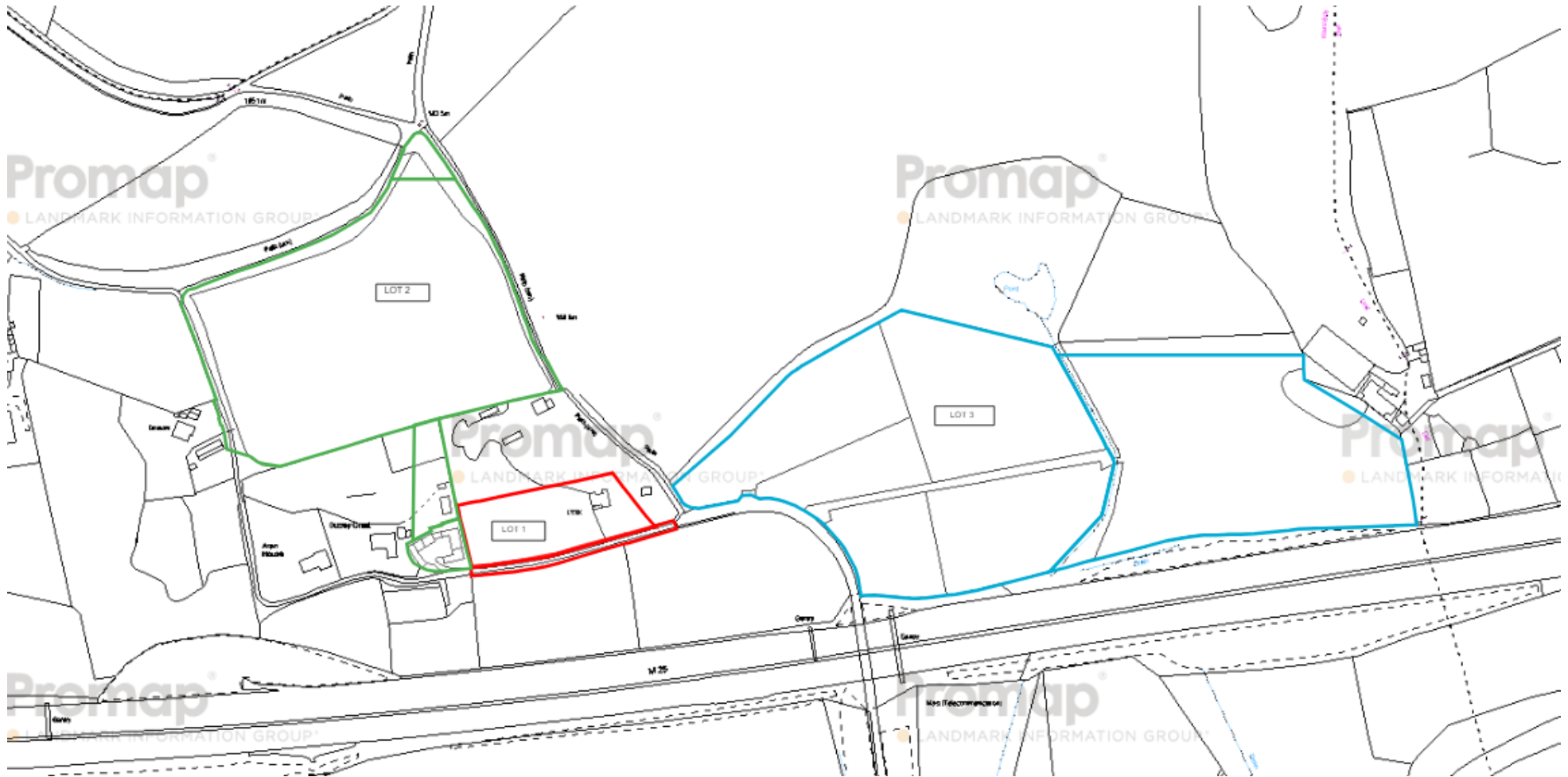
Lot 2 - Stables and approx. 7 acres & Lot 3 - 12 acres, Guide £750,000

There is a 16-box stable yard which is set further down the lane. The boxes are varying sizing including, standard boxes, two pony boxes, foaling boxes, and two very large boxes. There is a large, vaulted tack room and space for hay and bedding storage. The yard has a good-size car park suitable for car and lorry parking. There is also the potential use of the arena next-door (subject to separate agreement).

There are 5 dog kennels set within a fenced paddock for dog exercise.

The 12 acres of grazing land (Lot 3), is divided into paddocks with central walkway leading to the larger paddock (some 5 acres). The land is surrounded by mature hedgerows and benefits access to fantastic riding.





Location

L'etac is ideally located within a rural yet not isolated position. It is close to the M25 and M23 and in close reach to the A217 giving easy access to major parts of the south as well as the midlands and the north.

Caterham train station runs regular services to London Victoria and London Bridge from 45-55 minutes. There are also excellent train links to Brighton, Three bridges and Gatwick.

There are local golf clubs in the area including Godstone Golf Club and Bletchingley Golf Club, Leisure facilities at Tandridge and a good choice of local schools.

Further Information

SERVICES: Mains electricity and water, log burner and private drainage.

LOCAL AUTHORITY: Tandridge District Council

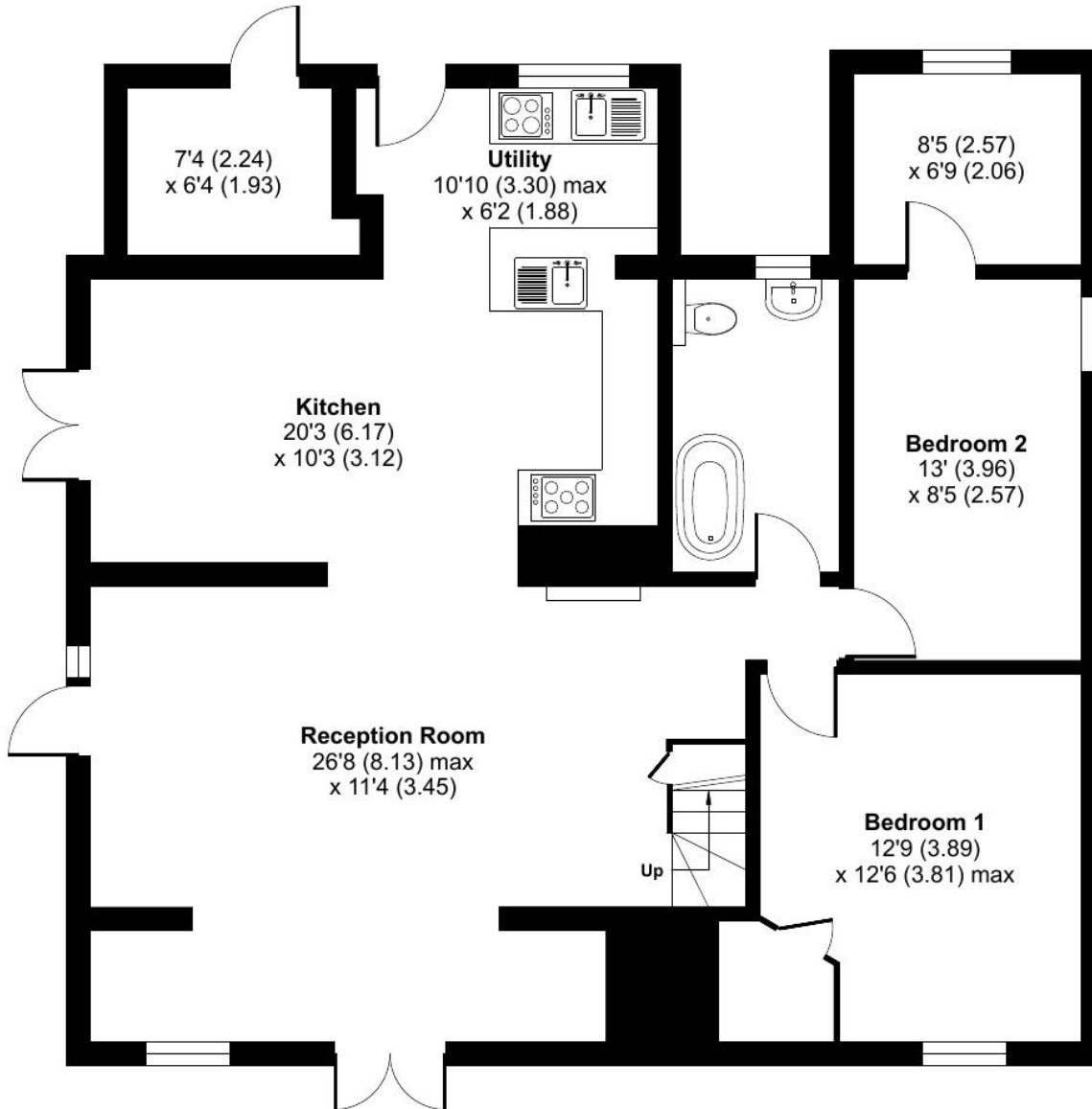
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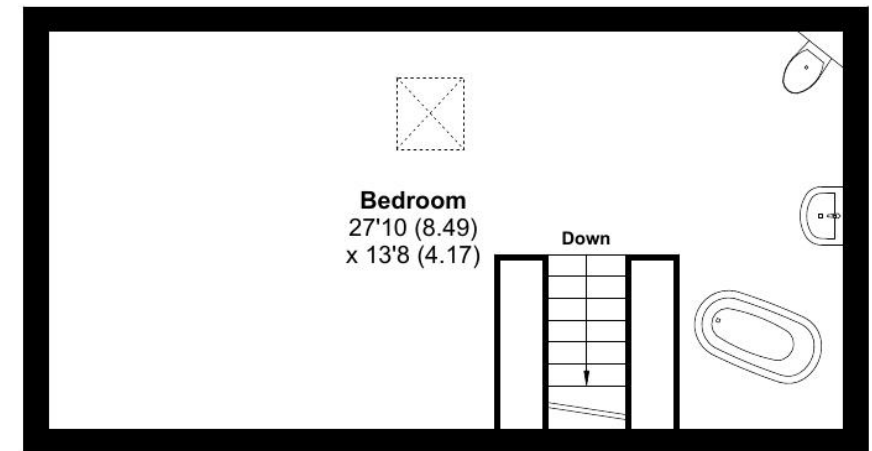
North Park Lane, Godstone, RH9

Approximate Area = 1474 sq ft / 136.9 sq m
Outbuildings = 3048 sq ft / 283.1 sq m
Total = 4522 sq ft / 420 sq m

For identification only - Not to scale



GROUND FLOOR



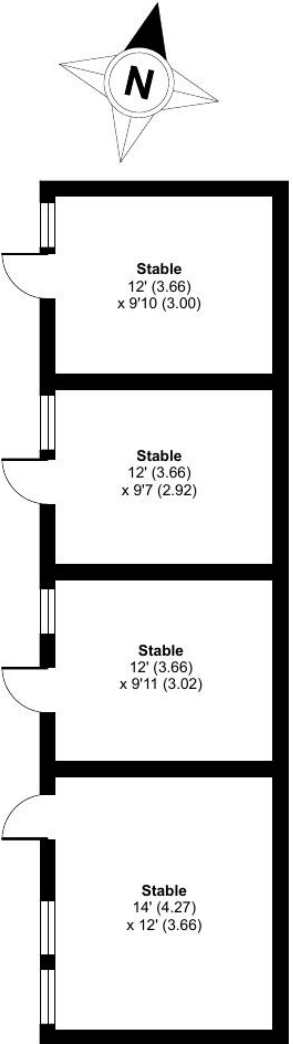
FIRST FLOOR



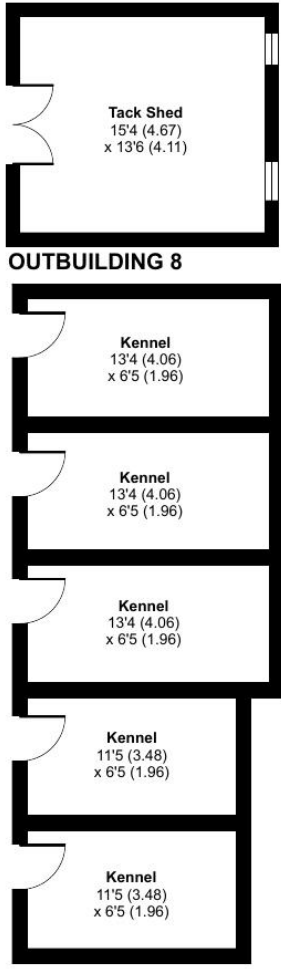
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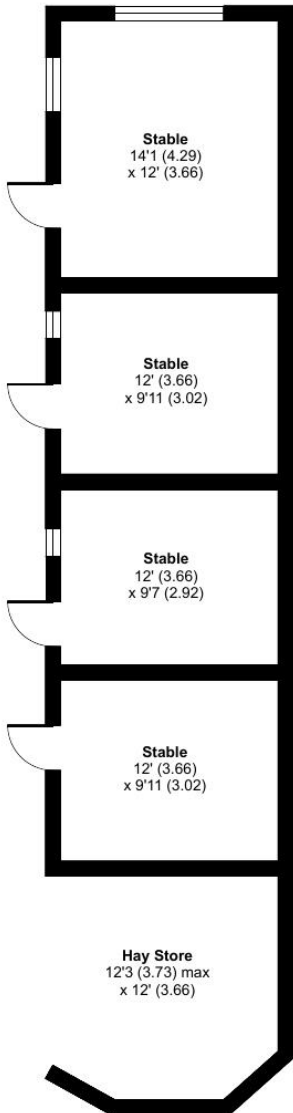
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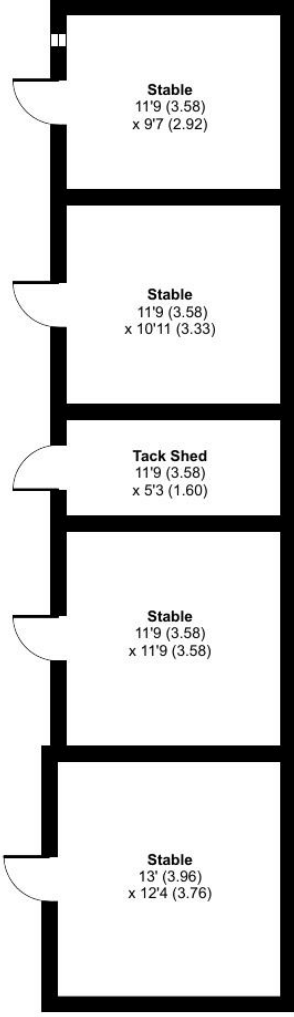
OUTBUILDING
5 / 11 / 14 / 15



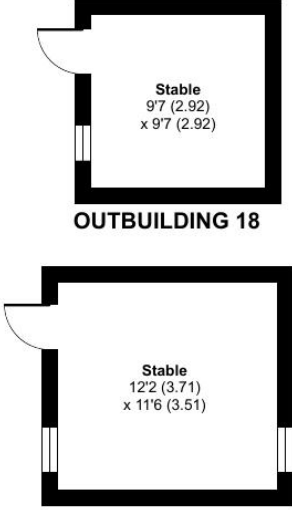
OUTBUILDING
19 / 20 / 21 / 22 / 23



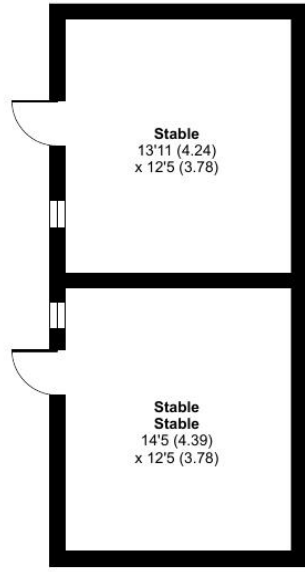
OUTBUILDING
4 / 7 / 12 / 13 / 16



OUTBUILDING
9 / 10 / 17 / 16



OUTBUILDING
1



OUTBUILDING
2 / 3

