



High Street
Godstone, Surrey

RAYNERS
TOWN & COUNTRY

98 High Street Guide Price £395,000

Godstone, Surrey RH9 8DP

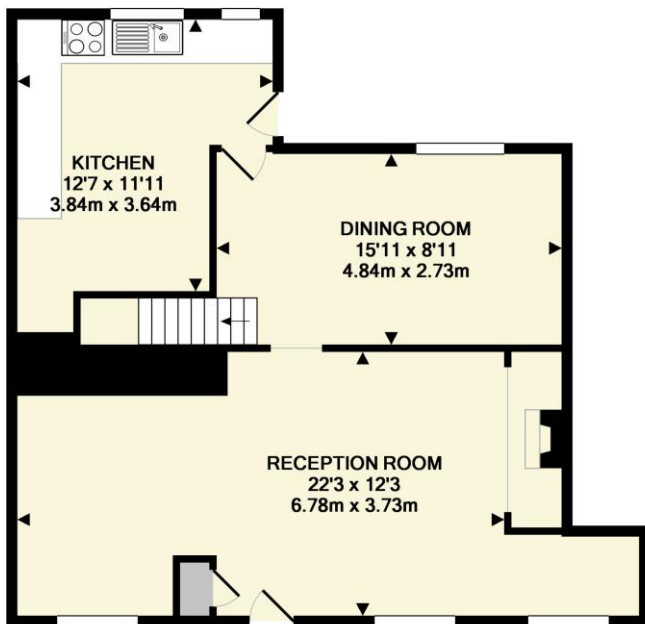
- ✓ Characterful 17th Century Property
- ✓ Two Double Bedrooms
- ✓ Front-facing Lounge
- ✓ Attractive Dining room
- ✓ Separate Kitchen/breakfast room
- ✓ Upstairs Family Shower room
- ✓ Courtyard Garden at Rear
- ✓ Allocated Parking Space
- ✓ Central Village Location
- ✓ Requires Updating

Tenure: Freehold
Local Authority: Tandridge District
Council
Mains Services: Gas, Electric & Water

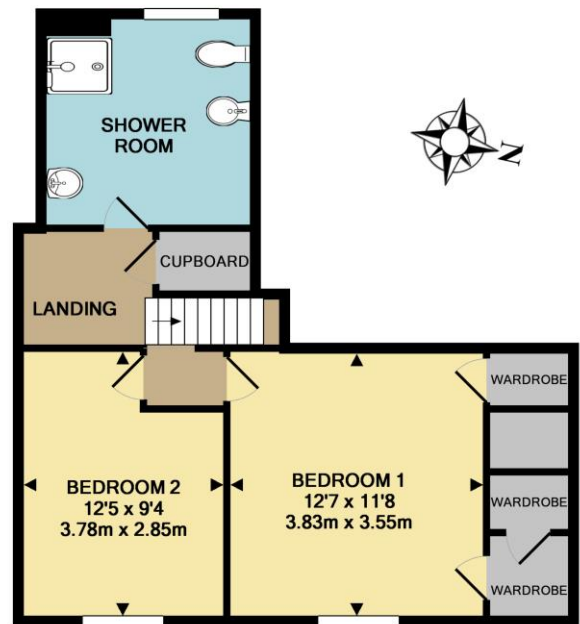


This central village cottage has many original features including an inglenook fireplace in the lounge and a wealth of original beams throughout. The front entrance leads directly into the wide lounge and there is a rear-facing dining room, with beamed vaulted ceiling, which overlooks the enclosed courtyard garden, as well as a separate kitchen / breakfast room. Upstairs there are two double bedrooms and a family shower room with white suite. Externally there is a parking space very close by which is accessed from the west side of the "island".

The property is located in the central "island" in the heart of Godstone village which offers a good range of local shops and eateries as well as the scenic village green and pond. There is a Primary School and Doctors' surgery in the village and the local towns of Caterham, Oxted and Redhill are nearby which offer mainline train line services to London, as well as a wider range of shopping, recreational facilities and schools.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.