

# Garnham H Bewley

£1,250,000

Byers Lane, South Godstone



- Approximately 4 Acres
- Five Bedrooms
- outbuildings including offices/workshops and stores
- Sitting Room
- Conservatory
- Triple Garage
- Kitchen/Breakfast Room

For further information contact Garnham H Bewley:

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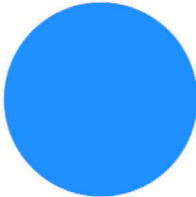




## Woodland Dell, Byers Lane, South Godstone, Surrey RH9 8JH

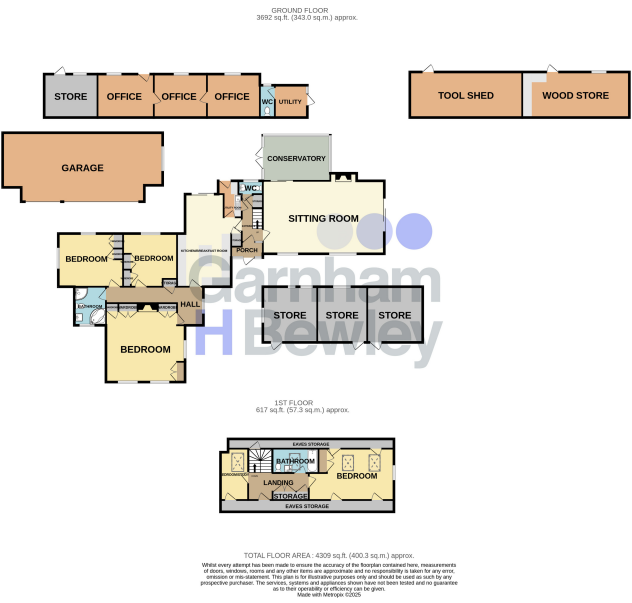
This extended chalet bungalow offers a generous and versatile living space of approximately 2,492 sq ft, set within an idyllic rural setting. The layout is particularly well-suited for flexible living, with three well-positioned bedrooms located on the ground floor, allowing a new owner the opportunity to refurbish or reconfigure the space to suit their needs. There is also scope for creating a self-contained annexe (subject to the necessary planning consents). The property features spacious and inviting reception areas, including an impressive sitting room with charming views over the garden and a characterful brick fireplace housing a log burner. An adjacent conservatory/dining room offers a delightful space to enjoy natural light throughout the day, overlooking the patio and swimming pool. The kitchen is fitted with a comprehensive range of white cabinetry, complemented by a central island, coordinating work surfaces, splashbacks, and flooring. Additional amenities on the ground floor include a separate utility room and a cloakroom off the hallway. The generously sized master bedroom includes several picture windows, built-in wardrobes, and a fireplace, creating a bright and comfortable retreat. Two further ground-floor bedrooms enjoy lovely views over open farmland and share access to a nearby bathroom. Upstairs, there are two additional bedrooms, a bathroom, and ample eaves storage, offering further flexibility for family living or guest accommodation.

Outside Set within beautifully landscaped and secluded grounds approaching 4 acres, the property is accessed via a long private driveway which leads to a large parking area and a detached triple garage. The grounds are a true highlight, incorporating mature woodland, open lawns, and well-maintained gardens that create a picturesque and private environment. Outbuildings on the property include a brick-built office suite, various workshops and storerooms, an external WC, and a detached barn that may offer potential for conversion (subject to the necessary permissions). The expansive rear gardens feature sweeping lawns with far-reaching views across woodland, providing a peaceful, green outlook. Additional features include a natural pond, fruit trees, meadow areas, and a patio with a swimming pool—perfect for outdoor entertaining and summer relaxation.



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# Accommodation



Ground Floor  
Entrance Hall

Downstairs W.C.

Kitchen/Breakfast Room  
20' 6" x 12' 0" (6.25m x 3.66m)

Utility Room

Sitting Room  
26' 11" x 16' 2" (8.20m x 4.93m)

Conservatory  
14' 11" x 10' 1" (4.55m x 3.07m)

Bedroom  
17' 6" x 17' 5" (5.33m x 5.31m)

Bedroom  
14' 3" x 11' 7" (4.34m x 3.53m)

Bedroom  
12' 0" x 11' 9" (3.66m x 3.58m)

Family Bathroom

First Floor  
Bedroom  
18' 3" x 11' 7" (5.56m x 3.53m)

Bedroom/Study  
11' 4" x 7' 10" (3.45m x 2.39m)

Bathroom

Outside  
Garage  
35' 5" x 15' 3" (10.79m x 4.65m)

Store

12' 4" x 12' 1" (3.76m x 3.68m)

Store

12' 4" x 11' 1" (3.76m x 3.38m)

Store

12' 4" x 12' 2" (3.76m x 3.71m)

Store

11' 10" x 9' 7" (3.61m x 2.92m)

Office

12' 6" x 9' 7" (3.81m x 2.92m)

Office

11' 9" x 9' 4" (3.58m x 2.84m)

Office

11' 9" x 8' 10" (3.58m x 2.69m)

Utility

7' 2" x 7' 2" (2.18m x 2.18m)

W.C.

Tool Shed

Wood Store  
23' 9" x 10' 0" (7.24m x 3.05m)



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In a rural location surrounded by open countryside, the property stands at the end of a long private drive leading from Byers Lane. With the nearby villages of South Godstone and Blindley Heath both with village primary schools, there is rapid access to the M25 at junction 6 via the A22 and Gatwick Airport. The picturesque village of Godstone is to the north with its popular public houses and antique shops arranged around a pretty village green. With a choice of nearby stations including South Godstone Station and Lingfield, Redhill, Oxted or East Grinstead provide comprehensive shopping facilities. Local schools include primary schools at Blindley Heath and South Godstone, Oxted County, and a number of popular private schools including Lingfield College, Woldingham, Caterham and Reigate Grammar. TRAIN SERVICES: Godstone Station is 1.6 miles distant with services to Tonbridge and Redhill (change for Gatwick and the south coast) and some direct services to London. Oxted and Lingfield (3.9 miles) both have fast direct services to London Victoria and London Bridge.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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