



HIGH STREET, GODSTONE, SURREY RH9

HOUND & PORTER
FIND A HOUSE . MAKE IT HOME

HIGH STREET, GODSTONE, SURREY RH9



- Charming period cottage
- 3 Bedrooms
- Pretty courtyard garden
- Roof terrace
- Open fire
- Situated in the heart of Godstone
- Grade II Listed
- No onward chain

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High Street, RH9

Approximate Gross Internal Area = 88.8 sq m / 955 sq ft



Hound and Porter are extremely excited to be able to present this charming 3 bedroom Grade II listed cottage, right in the heart of Godstone.

Arranged over four floors, this unique property is brimming with character and charm.

From the weatherboarding to the front, to the exposed beams and open fireplace..... if you are looking for a "Chocolate Box Cottage", this could just be the one for you!

At entrance level, you have a modern fitted kitchen, lounge with access to pretty courtyard garden and downstairs W.C.

Head on up where you have a double bedroom and, larger than average, family bathroom. From here you have access out on to a roof terrace, over looking the roofs and treetops.

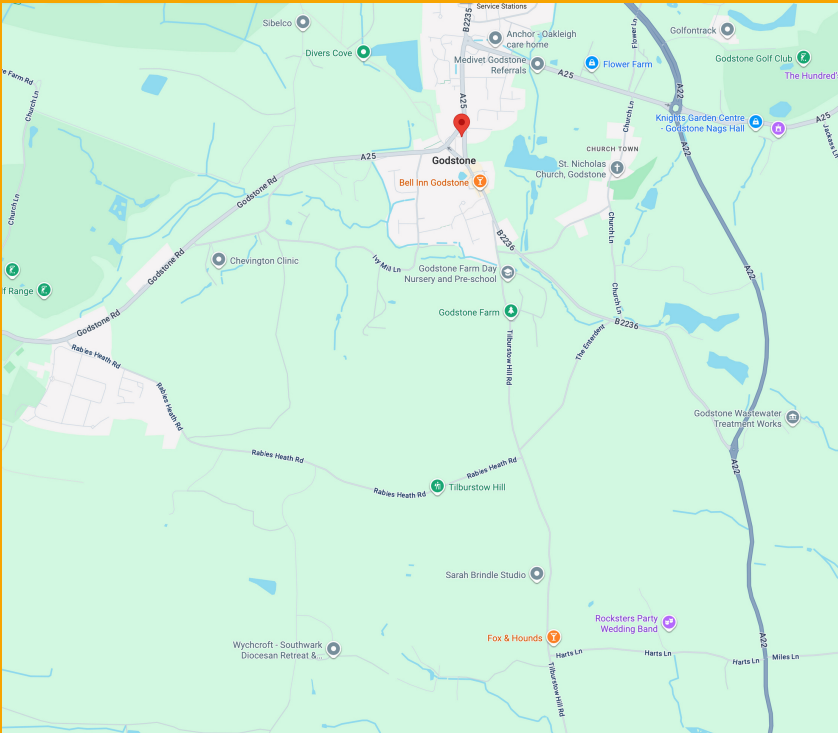
Up again, and there are 2 further bedrooms - perfect for children or even office space.

The cellar is a huge bonus - not only for storage but, with a little T.L.C, could be a fully fledged utility, study, gym or playroom.

The property is offered to the market with no onward chain.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

This lovely home is located in the picturesque village of Godstone, with its excellent motorway links to London and the South Coast. There are several pubs, stores and boutique shops all on your doorstep as well as a beautiful park with children's recreation area, club house and a Victorian pond. Reigate and Redhill are just down the road with amenities including Donyngs leisure complex, The Belfry shopping centre, the The Light Complex and Mercers lakes. The market town of Reigate is brimming with boutique shops, cafes and restaurants, Priory Park offers lovely dog walks and a central children's play area is accompanied by a lovely little café.

TRANSPORT

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 2.5 miles to Godstone Station
- 4.6 miles to Oxted Station
- 5 miles to Redhill Station

TANDRIDGE BOROUGH COUNCIL - TAX BAND D - £2,472.00 PER ANNUM



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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