



TANGLEFIELDS, LOWER SOUTH PARK, SOUTH GODSTONE HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

TANGLEFIELDS, LOWER SOUTH PARK, SOUTH GODSTONE

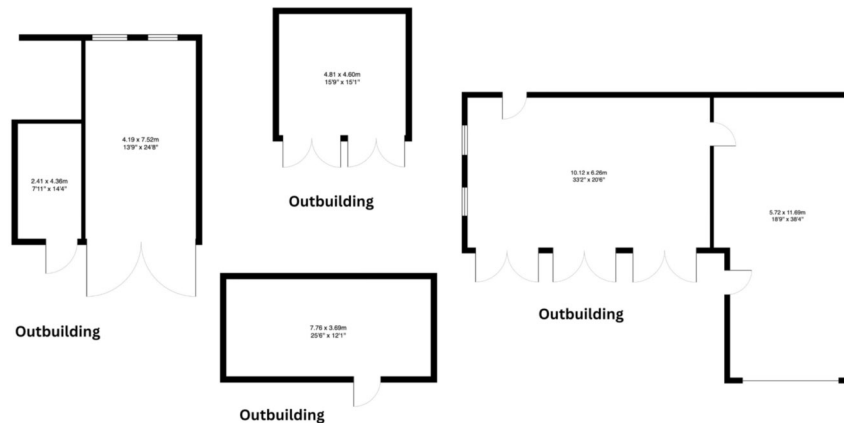


- Sought after private lane, Lower South Park area
- Beautifully presented detached home
- Approximately 8 acres of private grounds
- Array of garaging and outbuildings
- Opportunity to add additional residence (STPP)
- No onward chain

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Tanglefields, RH9

Approximate Gross Internal Area:
2040 sq ft / 189.5m²
 (Excluding outbuildings)



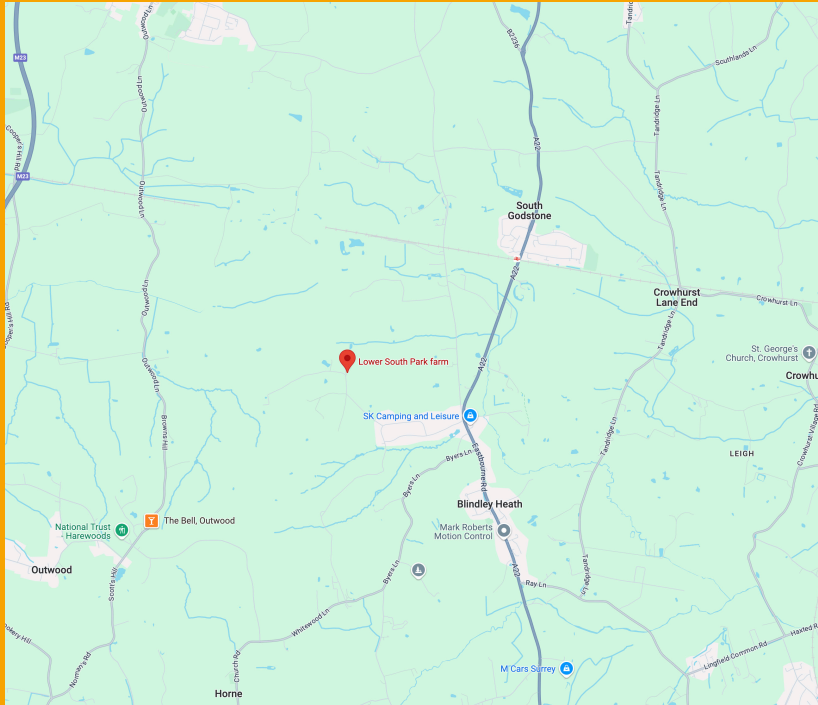
This floor plan has been produced by Lock and Key Media. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.

Welcome to Tanglefields, a remarkable and beautifully presented detached home that exudes charm, elegance, and tranquillity. Nestled in approximately 8 acres of stunning private grounds, to include 4 acres of Woodland, Tanglefields is situated in its own secluded rural enclave surrounded by picturesque green belt countryside. This exceptional home seamlessly combines modern luxury with timeless character, offering an idyllic retreat for those who appreciate both style and space. With four excellent-sized bedrooms, stunning architectural features, and expansive outdoor areas, this home promises a lifestyle of comfort and grandeur.

The heart of the home is the expansive shaker-style kitchen-diner, featuring stylish built-in appliances, luxurious granite work surfaces, a range cooker, a butler sink, and ample space for a large family dining table, making it ideal for hosting gatherings. The living room, with its log burner and exposed beams, offers a cosy setting for family evenings, perfect for relaxing by the fire. The property also boasts a convenient downstairs toilet, a bonus bedroom or office space with stunning views, offering flexibility for a variety of needs. Upstairs, 3 bedrooms, 2 ensuites plus a family bathroom.

Tanglefields is more than just a home – it's a lifestyle.

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LOCATION

Tanglefields is situated in its own private rural enclave surrounded by Green Belt countryside, around 2 miles south of Godstone Village. The larger centres of Reigate and Oxted are just a short drive, with Central London just 22.7 miles away. The property has excellent communications, with the A22 providing easy access to the M25 which in turn offers quick access to Central London and Heathrow Airport. Equally the M23 provides fast access to Gatwick Airport and the south coast. There are fast and frequent trains which provide easy daily travel to London, from Godstone, Redhill or Oxted connecting to Victoria and London Bridge. The area also has excellent local schools which include prep schools at Hazelwood on Limpsfield Common and The Hawthorns in Bletchingley, as well as public schools at Woldingham, Tonbridge and Sevenoaks.

ADDITIONAL INFORMATION

COUNCIL TAX BAND G £3,931 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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