



5 The Priory

Godstone, RH9 8NL

Asking Price £775,000



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Robert
Leech .



A well presented detached house situated in a delightful quiet cul-de-sac in a central village location, just a stones throw from the lovely village green. Offered to the market with no onward chain.

The sitting room is a bright and spacious room with doors giving direct access onto the patio and rear garden, with a log burner and fireplace creating a warm and inviting focal point to the room.

The kitchen/dining room has been beautifully fitted with a comprehensive range of high gloss wall and base units including integrated appliances. There is ample room for table and chairs with further room in the conservatory which has been added to the rear to make the most of views over the secluded rear garden.

The master bedroom suite is on the ground floor and of excellent size, with an expansive range of fitted cupboards and windows to the front elevation. The ensuite has been recently fitted with a lovely freestanding bath, separate shower cubicle, wash basin and WC. A cloakroom that is cleverly also utilised to house the washing machine completes the ground floor accommodation.

On the first floor there are two further well proportioned double bedrooms and a family shower room.

Outside there is ample parking on the driveway in front of the double garage, the remainder of the front garden is laid to lawn.

The rear garden is of good size, with two great patio areas providing the perfect space for tables and chairs. The garden enjoys a high degree of seclusion and privacy to the rear with trees and shrubs to the rear.



3.6 miles
Oxted



11.9 miles
Gatwick



3.7 miles
Oxted

- Master suite to the ground floor
- 3 double bedrooms & 2 bathrooms (1 ensuite)
- Quiet cul de sac location
- Good sized rear garden
- Bright and spacious kitchen & conservatory
- 1,736 sq ft of living space
- Close to the village green & amenities
- No onward chain
- Double garage & off street parking



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION

Situated in a quiet cul-de-sac within walking distance of the picturesque Godstone Village with its local shops, pond, cricket green, restaurants, public houses and primary school. Oxted town centre is approximately 3 miles away offering a variety of shops, a choice of schools in both the state and private sector, supermarkets including Waitrose and Morrisons. Redhill is 5 miles away to the west offering further amenities and station. Godstone village can be found just off the junction of the A22 and A25, offering excellent road connections, with Junction 6 of the M25 motorway just to the north of the village. Oxted and Caterham railway stations are both under 10 minutes from Godstone offering direct trains to London Bridge (from 33 minutes) and London Victoria (from 39 minutes). Gatwick Airport is just 20 minutes from Godstone and London Heathrow is under an hour away


FAQs

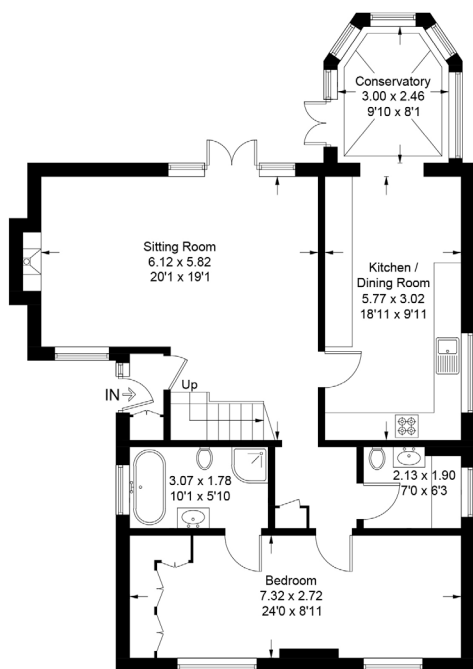
- Tandridge District Council
- Council tax G £3,479.51pa
- Gas central heating
- Total living space 1,736 sq ft.
- EPC rating D
- Tenure freehold
- No onward chain



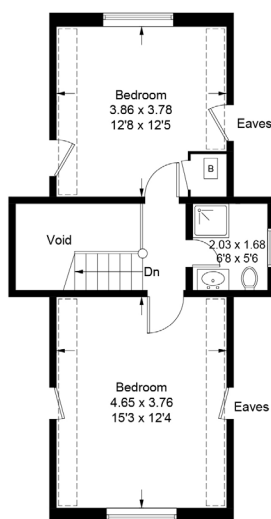
Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft
(Excluding Void)
Garage = 28.9 sq m / 311 sq ft
Total = 161.3 sq m / 1736 sq ft



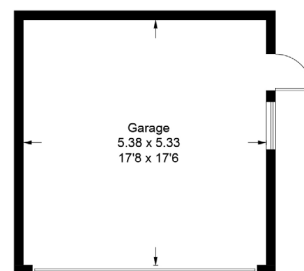
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID827205)

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**Robert
Leech**

