



16 Laghams Park,  
South Godstone  
RH9 8ER

Guide price of £700,000



4



1



2

Robert  
Leech.



# 16 Lagham Park, South Godstone, RH9 8ER

A rare opportunity to purchase a well positioned detached family home in one of the most desirable roads in South Godstone.

Offered to the market for the first time in a generation this property has been lovingly maintained by the current owner and is ready to move into whilst offering plenty of scope for modernisation and extension. The ground floor comprises an open plan living dining room along with a separate kitchen, study and cloakroom. The kitchen is made up of traditional wall and base units with plenty of room for appliances and a small dining table. The kitchen gives access to a side lean-to which in turn leads to the detached garage and garden.

Upstairs there are three double bedrooms and a single bedroom with the rooms to the back offering magnificent views over adjacent fields. There is also a family bathroom complete with bath, pedestal hand basin and W/C.

Outside there is a front garden laid to lawn and a driveway for two cars. There is a detached garage and access to the large rear garden, which is mostly laid to lawn and bordered by mature beds. The rear garden back on to open farm land giving fantastic views.

- Chain free sale
- Detached family home
- 4 beds, 1 bath, 2 recep
- Garage and off road parking
- Large private garden
- Desirable residential location
- Opportunity to extend (STPP)
- Living space 1252 sq ft
- Council tax band F, £3,148.63pa
- Tandridge District Council



2.7 miles  
Godstone



9.5 miles  
Gatwick  
Airport



0.4 miles  
Godstone  
Station



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

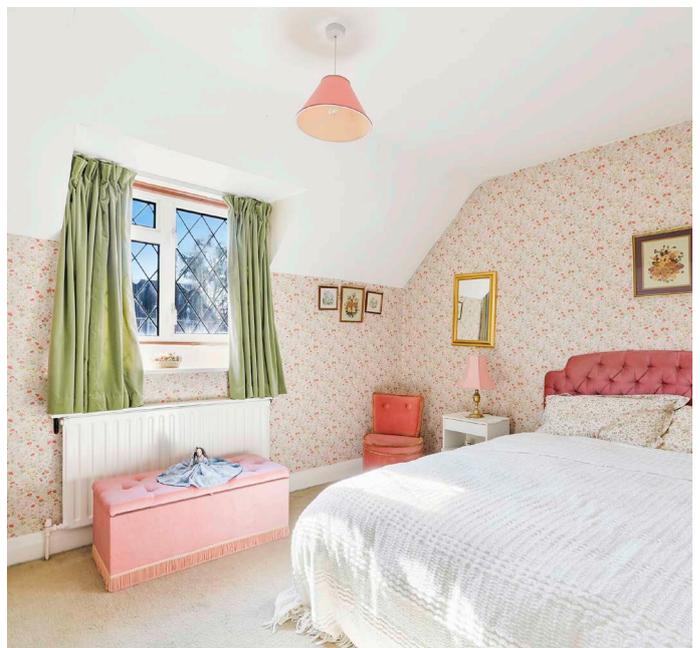
LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



## LOCATION AND TRAVEL

Situated on a desirable residential road in the heart of South Godstone village, a short walk from a convenience shop and Godstone Railway Station. A larger variety of shops and facilities can be found in Oxted, approximately 4.5 miles away, where there is a selection of supermarkets, a cinema, leisure centre (with swimming pool), a selection of boutiques, pubs and restaurants.

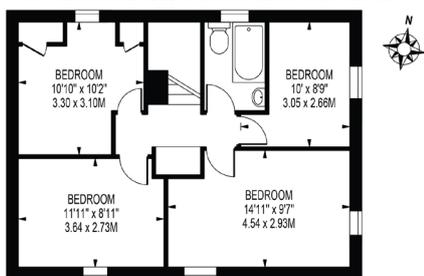
For commuters, there are rail services from Godstone Railway Station (only a short walk) into London (via Redhill or Tonbridge). The motorway network can be accessed at Junction 6 of the M25, approximately 3 miles away, and for international travel Gatwick Airport is approximately 10 miles away by car. A shorter commute by train is available from Oxted Railway Station with fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes)



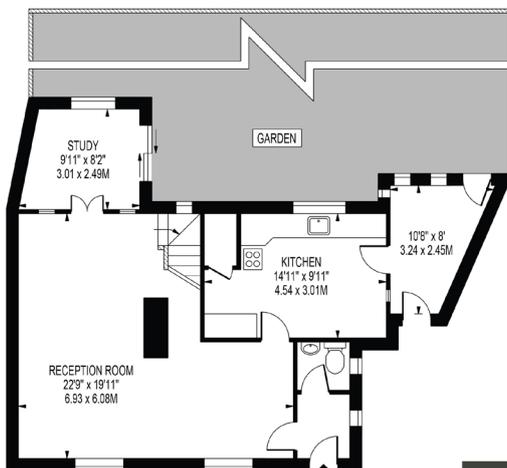


### LAGHAM PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1252 SQ FT - 116.34 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY



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