



Houndown Cottage,  
22 Ivy Mill Lane,  
Godstone,  
RH9 8NF

Guide price of £1,000,000



4



3



2

Robert  
Leech. 



# Houndown Cottage, 22 Ivy Mill Lane, Godstone, RH9 8NF

A rare opportunity to purchase one of Godstone Village's most iconic homes. Located on a highly desirable residential road overlooking the village green this property has been owned by the current owners since the 1960s.

Lovingly maintained by the current owners this property is ready to move into with the option of modernising over time. Enter into an impressive entrance hall, which offers high ceilings, intricate coving, a decorative fireplace and downstairs cloakroom. The ground floor comprises a dining room, drawing room and kitchen/diner as well as a walk in pantry complete with sink. The dining room is flooded with light from the large sash windows to the front and is centred around an impressive feature fireplace. The drawing room to the back of the property benefits from full length windows and a glazed door giving access to the rear garden, it is full of character with coving, panelled walls, built in book shelves and another feature fireplace to the centre of the room. Adjacent to the drawing room is the kitchen diner, which offers traditional base and wall units topped with tiled work surfaces. There are built in appliances and space for a fridge freezer. The dining area offers ample space for a dining table and there is a very large window to the rear of the property overlooking the mature rear garden.

Upstairs there are four bedrooms and three bathrooms, two of which are en-suite. All of the rooms are packed with character with quirky angled ceilings and sash windows. The master bedroom benefits from plenty of built in storage and an en-suite bathroom complete with bath, hand basin and W/C. Bedroom two also has an full en-suite bathroom, whilst bedrooms three and four share the family bathroom.

Outside there is off road parking and access to the garage from the front. To the rear there is a good sized, private, West facing garden with patio area and large lawn. There is also a workshop connected to the back of the garage, which provides a useful and flexible space.

- Georgian family home
- 4 beds, 2 recep, 3 baths
- Central Village location
- Private West facing garden
- Off road parking and garage
- Opportunity for modernisation
- Abundance of character
- Living space 2,146sq ft
- Tandridge District Council
- Council tax Band E (£2,664.22pa)



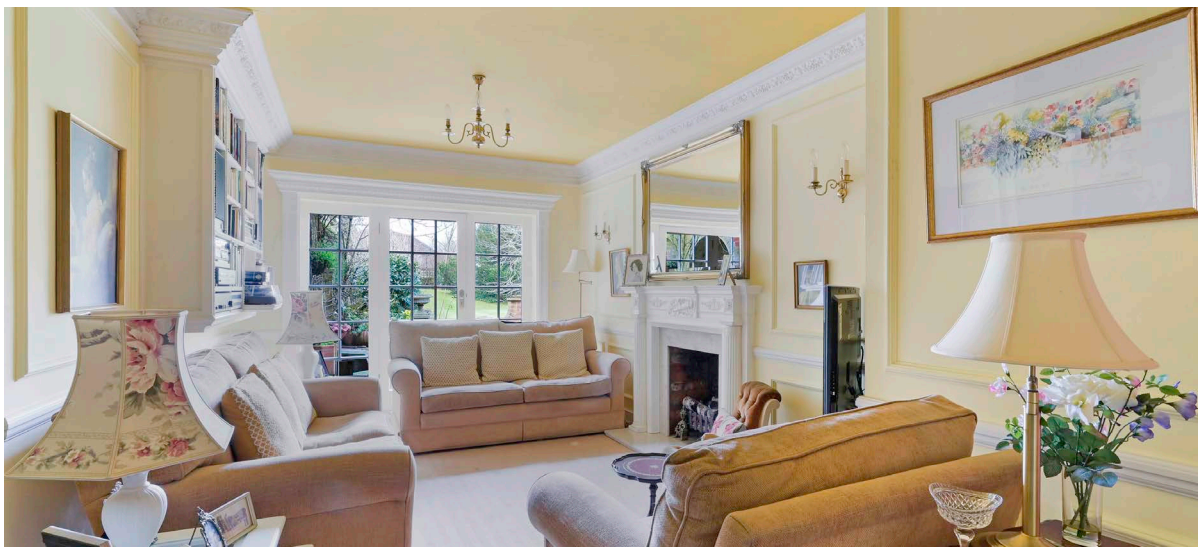
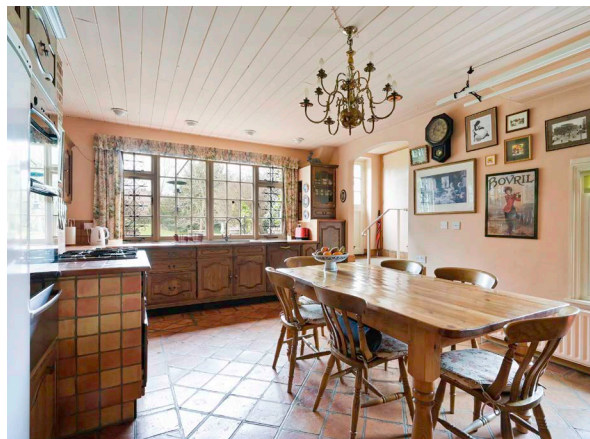
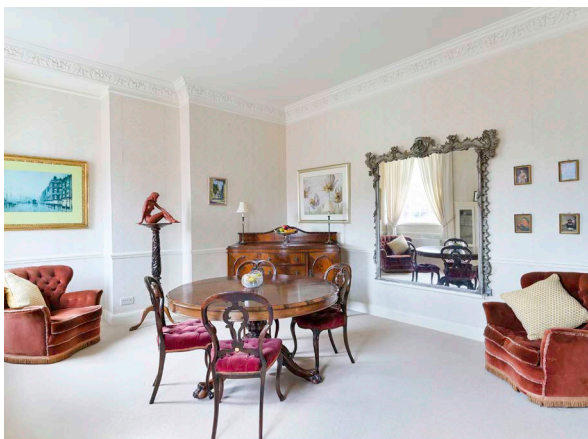
0.2 miles  
Godstone



9.7 miles  
Gatwick  
Airport



3.5 miles  
Oxted Mainline  
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 one of Godstone's premier roads overlooking the picturesque Village Green, this property is within easy reach of 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.

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.







### HOUNDOWN COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2145 SQ FT - 198.29 SQ M

(INCLUDING GARAGE & EXCLUDING WORKSHOP)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 208 SQ FT - 19.34 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WORKSHOP: 102 SQ FT - 9.51 SQ M



FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**DISCLAIMER. PROPERTY MISDESCRIPTIONS.** Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

