



South Godstone, Surrey



Robert Leech are delighted to present this spacious, well-presented and contemporary style family home arranged over three floors, situated within a private gated development. Built in 2009, along with its private gardens, garage and parking, this property also sits within approximately two acres of maintained lawn and woodland paths.



The open entrance hall has beautiful oak flooring running through to the spacious living room with fireplace and double doors opening to the private, south facing gardens. Off the same hallway, the kitchen/diner is modern in style with integrated appliances, granite worktops and tiled floor. There is plenty of space for a large dining room table, perfect for family time or entertaining with friends. An understairs cupboard and a cloakroom complete the downstairs accommodation.

The bright and airy stairwell with feature window gives access to the first and second floors. On the first floor, the master bedroom with its beautiful bay window, benefits from two sets of built-in mirrored wardrobes and an ensuite which includes a separate bath and walk-in shower. The second bedroom also offers a built-in mirrored wardrobes and an ensuite which includes a large walk-in shower

On the second floor there are two further large double bedrooms, one of which is extremely generous in size. Both rooms provide versatile accommodation, and either could be used as additional living space such as an entertainment room or office. One of the bedrooms has a balcony overlooking the private garden. There is the family bathroom servicing both bedrooms and the landing which is almost a room in its own right!

There is an attractive private garden with a patio, flower beds, outside tap and lawned area. In addition, there is access to the fabulous 2 acre communal garden to the rear mainly laid to lawn with surrounding woodland.

Outside to the front, the property features a garage and allocated parking space.



At a glance

- Private Gated Development
- Private Garden and 2 Acres of Communal Grounds
- Spacious Living Room
- Feature Fireplace
- Modern Kitchen/Diner
- Four Double Bedrooms
- Two En-suites and Family Bathroom
- Garage
- Allocated Parking

Location

The development is approximately 2.7 miles from the picturesque and historic village of Lingfield. Amenities and main line rail service to London. Leisure facilities include the renowned Lingfield Park Racecourse (with 18-hole golf course and health spa). More comprehensive facilities can be found at the old market town of East Grinstead, approximately 6 miles from the property. Without compromising quiet enjoyment, residents are approximately within a 10 minute drive of the M25, Junction 6 and benefit from a short journey to Gatwick Airport, approximately 9 miles away.

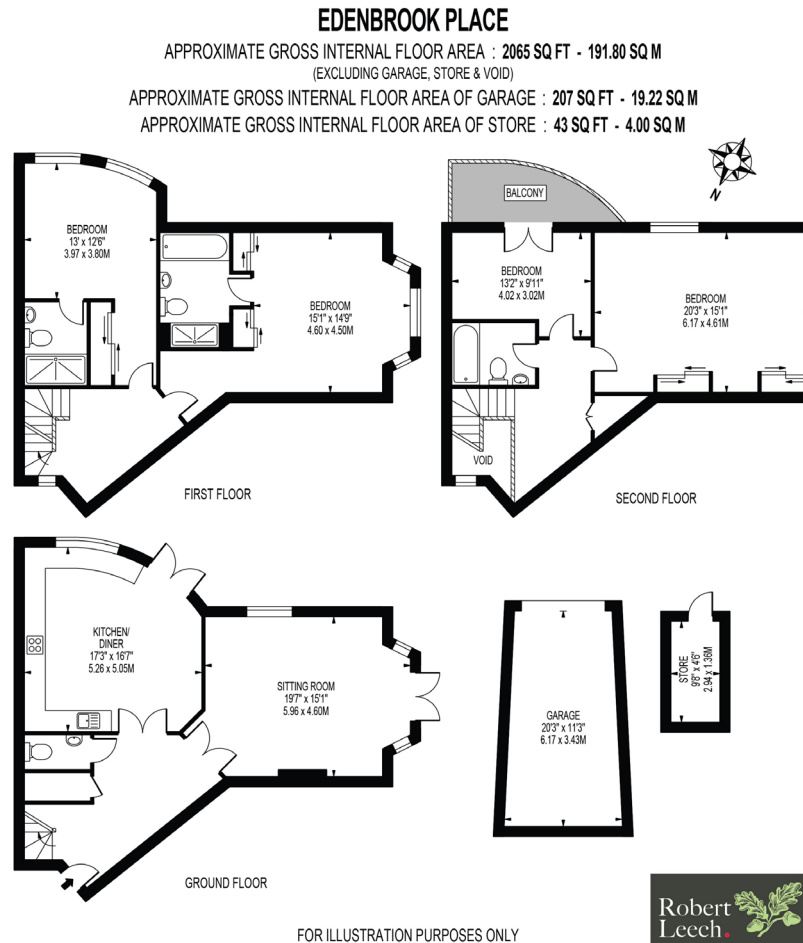
Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com



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

Robert Leech

REIGATE OXTED LINGFIELD