



South Godstone, Surrey

Robert  
Leech . 



**\*\* No Onward Chain \*\*** Set down a beautiful private road, and with an expansive frontage with central horseshoe driveway allowing an abundance of parking and easy turning, is this 5 bedroom detached family home with flexible accommodation throughout, double and single garages, great views across open fields to the rear and sitting on around 3/4 acre.



And what a property it is, having been a family home in the same family for many years. The current owners have considerably added to and improved over the years increasing the footprint and internal spaces. Coming off the private road, the feature horseshoe style driveway sweeps round in front of the house with plenty of parking available along with mature borders and hedging.

Stepping inside, you have a choice of various rooms ahead of you. The fitted kitchen diner sits at the rear of the property over looking and having direct access to the patio and garden at the back. Here there is plenty of space for a large table and chairs for more casual dining, with a formal and contemporary dining room just next door, and handy utility room directly off it too. There are a further two main reception areas with the main lounge to the side of the home. This has a clean and modern feel with central fireplace and plenty of seating, and leads directly into the large conservatory, perfect for enjoying the gardens view! On the other side of the property is the entertainment room, currently set up with TV area, pool table and somewhere to relax a bit more, spending fun time with the family and friends.

Heading upstairs, the space continues! There are 5 double bedrooms and two bathrooms, one being an ensuite. In each there is plenty of space and storage with the majority facing out the back of the house, taking in the view and open areas to the rear.

The double garage is attached to the house and accessible from the side passage. With the volume of parking outside and the addition garage on the other side of the property, this could be converted for more living space and access gained from inside the main house (subject to all normal conditions and approvals). Above the garage sits an office area to and further mezzanine storage too. There is access from both sides to the rear garden.

The total plot sits on circa 0.75 of an acre and very private in nature. There could be a possibility of creating car access to the side and to the rear of the property, and what could be split from the garden as a separate plot to create another dwelling, as has happened with other properties along the road. This too would be SSTP.

Call Robert Leech on 01342 837783 to arrange a private tour of the stunning family home.



## At a glance

- Private Road
- Detached Home
- 0.75 Acre Plot
- 5 Bedrooms
- Double Garage
- Considerable Frontage
- Views Across Fields to the Rear
- Close to South Godstone Station
- Stunning Country Walks Nearby

## Location

Situated on the outskirts of the semi-rural village of South Godstone, the property overlooks open fields with miles of open countryside, bridle paths and foot-paths locally. South Godstone offers some facilities including a petrol station with shop, a restaurant and a station with trains to Redhill (change for London Stations) and Tonbridge. More comprehensive facilities can be found in Lingfield Village, only 3 miles away. (with direct trains to London) The towns of Oxted, Caterham and East Grinstead, all approximately 6 miles distant. offer a wider range of facilities including further trains to London and a range of shops, and schools.

## Intrigued?

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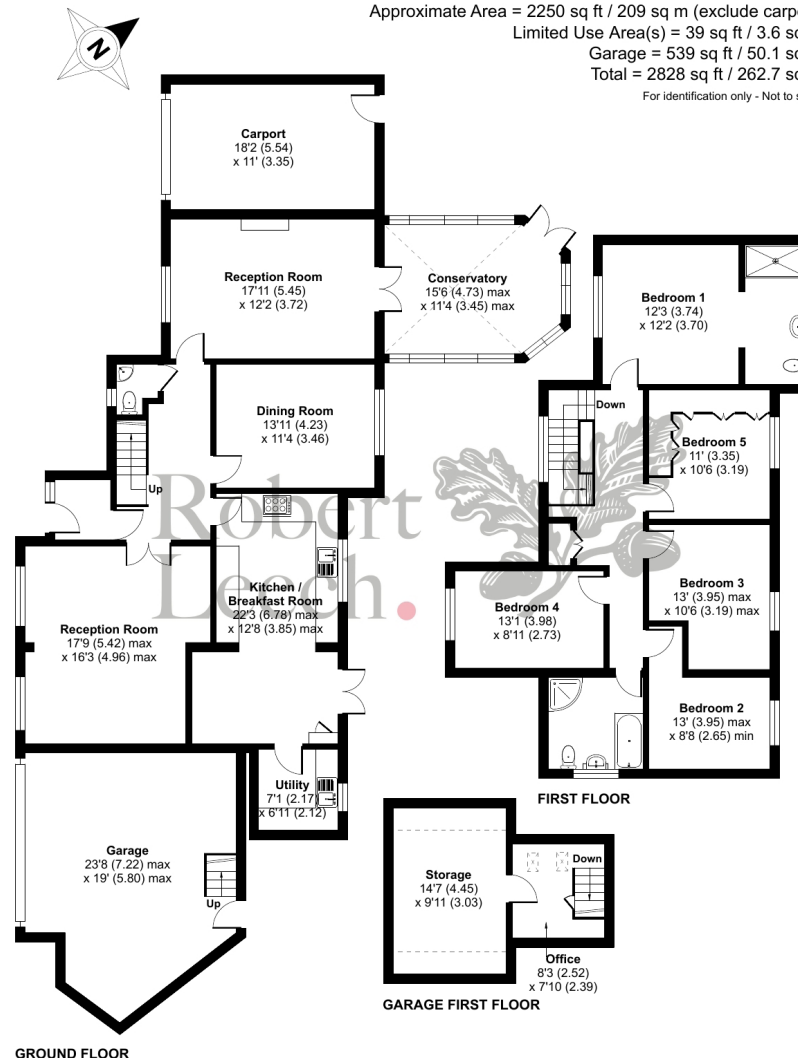
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## Carlton Road, Godstone, RH9

Approximate Area = 2250 sq ft / 209 sq m (exclude carport)  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Garage = 539 sq ft / 50.1 sq m  
 Total = 2828 sq ft / 262.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checcom 2025. Produced for Robert Leech Estate Agents Ltd. REF: 1230714



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Robert Leech 

REIGATE OXTED LINGFIELD