



# Orme House, South Godstone, RH9 8NN

Guide Price £485,000

2 1 1



## ACCOMMODATION

A spacious two bedroom apartment benefiting from high ceilings throughout, a large welcoming hallway, spacious reception and dining room with a double Juliet balcony benefitting from dual aspect countryside views, a modern kitchen, master bedroom with walk-in wardrobe, second bedroom, family bathroom, and coat cupboard.

## OUTSIDE AND COMMUNAL ENTRANCE

Parking, garage, communal entrance hall and communal gardens - 2x allocated parking space near front door - Ample visitor parking - Large single garage with power and lights - Secure telephone entry system - Communal entrance hall - communal gardens - 1.5 acres of communal grounds - Nature walks in all directions including the popular Greensands Way

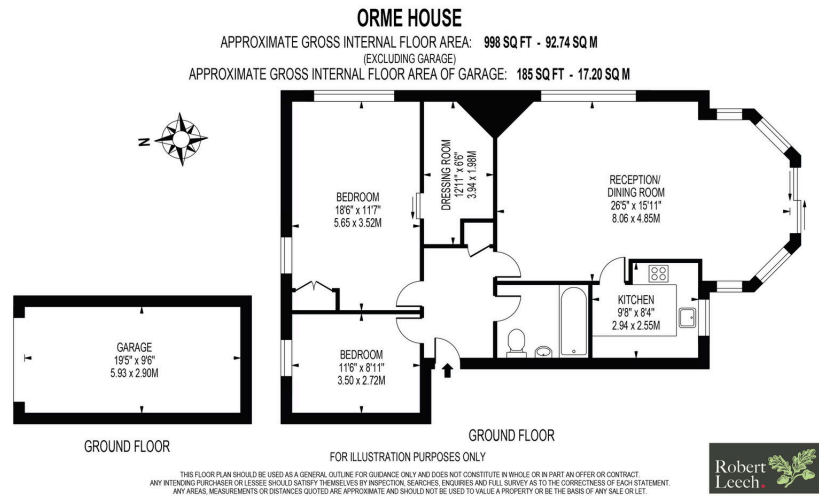
## LOCATION

Situated in a glorious semi-rural location, halfway between Godstone Village and South Godstone, also within easy reach of the larger towns of Oxted and Redhill which offer a comprehensive range of shops and schools for all ages. Surrounded by open countryside, there are walking and cycling routes in all directions.

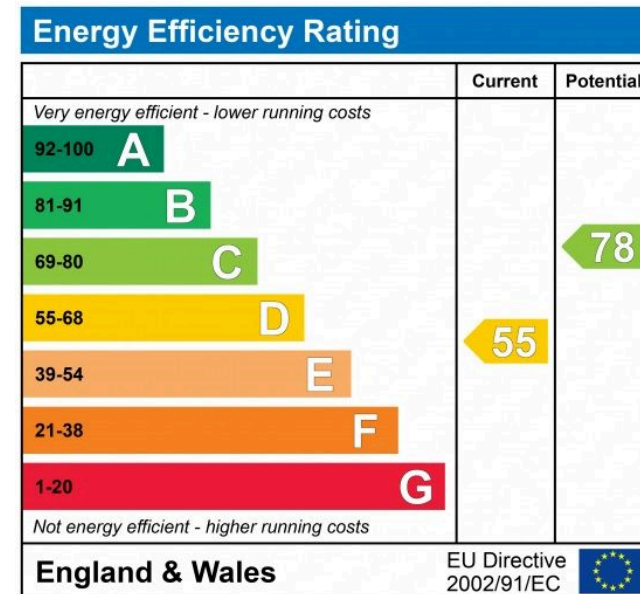
## TRAVEL

Rail services are available from Godstone Railway Station (1.5 miles) to London (via Redhill or Tonbridge). The motorway network can be accessed at Junction 6 of the M25, approximately 2 miles away, and Gatwick Airport is 10.8 miles. 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).





- 2 Bedroom, 1 Reception Room, 1 Bathroom
- Share of Freehold
- Two Allocated Parking & Private Garage
- Built 1850 & Converted 1980s
- High Ceilings & Double Glazed Windows
- Far Reaching Rural Views
- Walking Distance To Godstone Village
- Walk-in Wardrobe
- EPC Rating D
- Tandridge District Council Tax Band



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