



Lagham Road, South Godstone, RH9 8HE

Guide Price £435,000

3 1 1



A three-bedroom semi-detached family home with period features throughout. It is situated in picturesque village of South Godstone and within 0.3 miles of Godstone Train Station.

### ACCOMMODATION

The ground floor comprises a entrance hall with downstairs bathroom, a reception room with large, double-glazed windows to the front aspect of the property providing natural light. To the rear you will find the beautifully presented dining space leading to the rear kitchen. Leading upstairs, the first floor provides three double bedrooms. The principle bedroom benefits from plenty of natural light and an ensuite shower room.

### OUTSIDE

A large rear garden/decked area, perfect for al fresco dining and entertaining.

To the front of the property, there is off-street parking for two vehicles on the driveway.

### LOCATION & TRAVEL

Nestled in the heart of Surrey's South Godstone Village featuring a welcoming community, local shops, pubs, and restaurants. Surround by green spaces, it's perfect for outdoor activities such as cycling, walking and horse riding. There is a popular South Godstone Sports Ground, primary schools and surrounded by charming villages and towns brimming with amenities.

#### *Godstone:*

This picturesque village features a village green with a variety of offerings including a village store with a post office, convenience store, bars, restaurants, and a cricket ground.

#### *Oxted:*

Nearby, Oxted town offers a diverse array of boutiques, coffee shops, bars, bistros, and restaurants, as well as supermarkets like Waitrose and Morrisons. It also boasts a leisure centre with a swimming pool, an independent cinema, parks, and woodlands.

#### *Lingfield:*

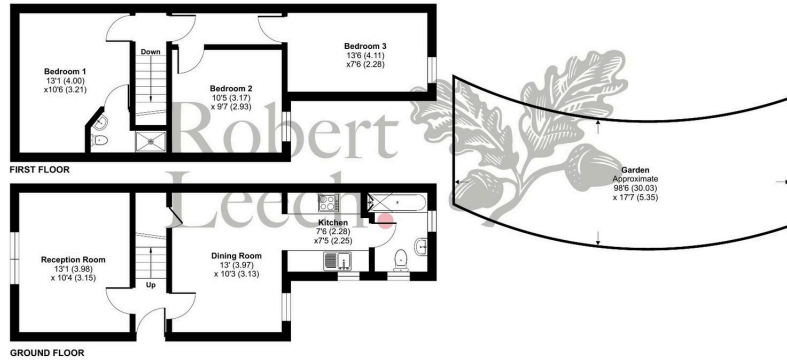
Steeped in history, Lingfield is centred around its scenic pond and offers an assortment of local shops, restaurants, and village pubs. Its all-weather racecourse hosts numerous popular events, and the area boasts excellent local walks and a golf course. Approximately 2.9 miles from the property, Junction 6 of the M25, provides easy access to the M23, Gatwick and Heathrow airports, as well as the Channel Tunnel.

### TRAIN STATIONS



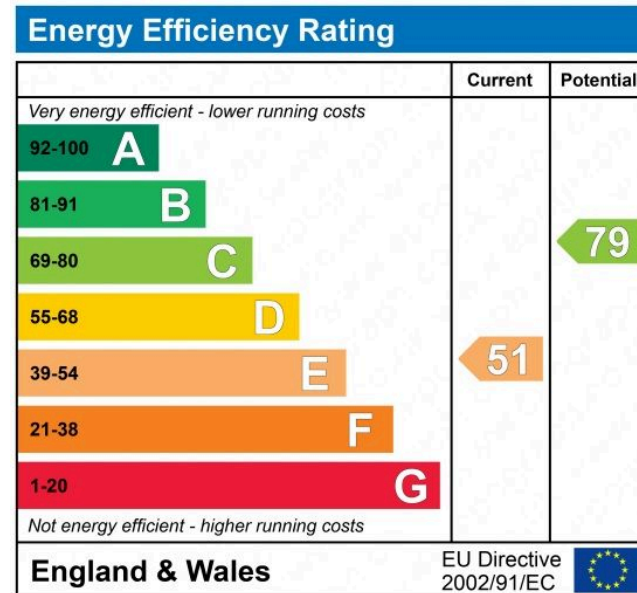
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Approximate Area = 842 sq ft / 78.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © RICS 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1184495

- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom
- Ensuite Shower Room
- Living Space 842 Square Feet
- South Facing Rear Garden
- Off-Street Parking For 2 vehicles
- EPC Rating
- Council Tax Band
- Tandridge District Council



**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

