

CHOICES

SELECT



Ivy Mill Lane GODSTONE Surrey

£1,985,000

IMPRESSIVE PERIOD PROPERTY IN GATED COUNTRY ESTATE. Choices are proud to present to the market this SEVEN BEDROOM DETACHED HOUSE situated in a secluded location in Garston Park. Within close proximity you have Godstone, Caterham and Nutfield train stations, access to the M25, a selection of schools, the prestigious Bletchingley Golf Club, Godstone Farm as well as local shops and amenities. The stupendous property is set in approximately 1.2 acres and comprises on the ground floor: Grand entrance hall, extensive kitchen/breakfast room, characteristic drawing room, dining area, family room, games room, utility room, study, cloakroom, shower room and a bedroom with an en-suite bathroom. On the first floor there are six further bedrooms, one with an en-suite and dressing area, a family bathroom and shower room. Benefits include: Original features, an abundance of off street parking, detached double garage, heated swimming pool, tennis court, Victorian greenhouse and an adjoining 4 acres of grazing land suitable for Equestrian use which is available under separate negotiation, further details upon request. Once you visit this imposing house you will never want to leave so arrange your viewing NOW. Your perfect family home is waiting for you. EPC Rating D.

*** Detached tranquil house set in approx. 1.2 acres**

*** Seven bedrooms**

*** Two shower rooms, bathroom and two en-suites**

*** Heated swimming pool and tennis court**

*** Extensive gardens and Victorian Greenhouse**

*** Detached double garage and off street parking**

*** Secluded gated country estate location**

*** An internal viewing is highly recommended**

*** Buyers Commission May Be Required**

*** Draft details awaiting vendor approval**

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Draft details awaiting vendor approval

Entrance Hall 24' 3" x 14' 8" (7.39m x 4.47m)

Stairs rising to the first floor. Doors to:

Cloakroom

Kitchen/Breakfast Room 31' 11" x 16' 3" (9.72m x 4.95m)

Drawing Room 29' 7" x 15' 2" (9.01m x 4.62m)

Family Room 18' 10" x 16' 3" (5.74m x 4.95m)

Games Room 27' 11" x 15' 1" (8.50m x 4.59m)

Boot Room

Shower Room

Utility Room 16' 3" x 7' 9" (4.95m x 2.36m)

Dining Area 24' 7" x 10' 3" (7.49m x 3.12m)

Study 14' 6" x 12' 6" (4.42m x 3.81m)

Bedroom 7 14' 7" x 11' 9" (4.44m x 3.58m)

Door to:

En-Suite

First Floor Landing

Doors to:

Bedroom 1 15' 0" x 14' 7" (4.57m x 4.44m)

Doors to:

Dressing Area

En-Suite

Bedroom 2 10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom 3 14' 10" x 9' 7" (4.52m x 2.92m)

Bedroom 4 10' 11" x 9' 8" (3.32m x 2.94m)

Bedroom 5 11' 2" x 9' 8" (3.40m x 2.94m)

Bedroom 6 10' 7" x 9' 5" (3.22m x 2.87m)

Bathroom

Shower Room

Front Garden

Driveway providing off street parking.

Rear Garden

Extensive gardens. Swimming pool. Tennis court

Victorian Greenhouse

Double Garage 18' 11" x 17' 8" (5.76m x 5.38m)

Buyers Commission May Be Required*

*Full details available upon request.

Tenure

Freehold



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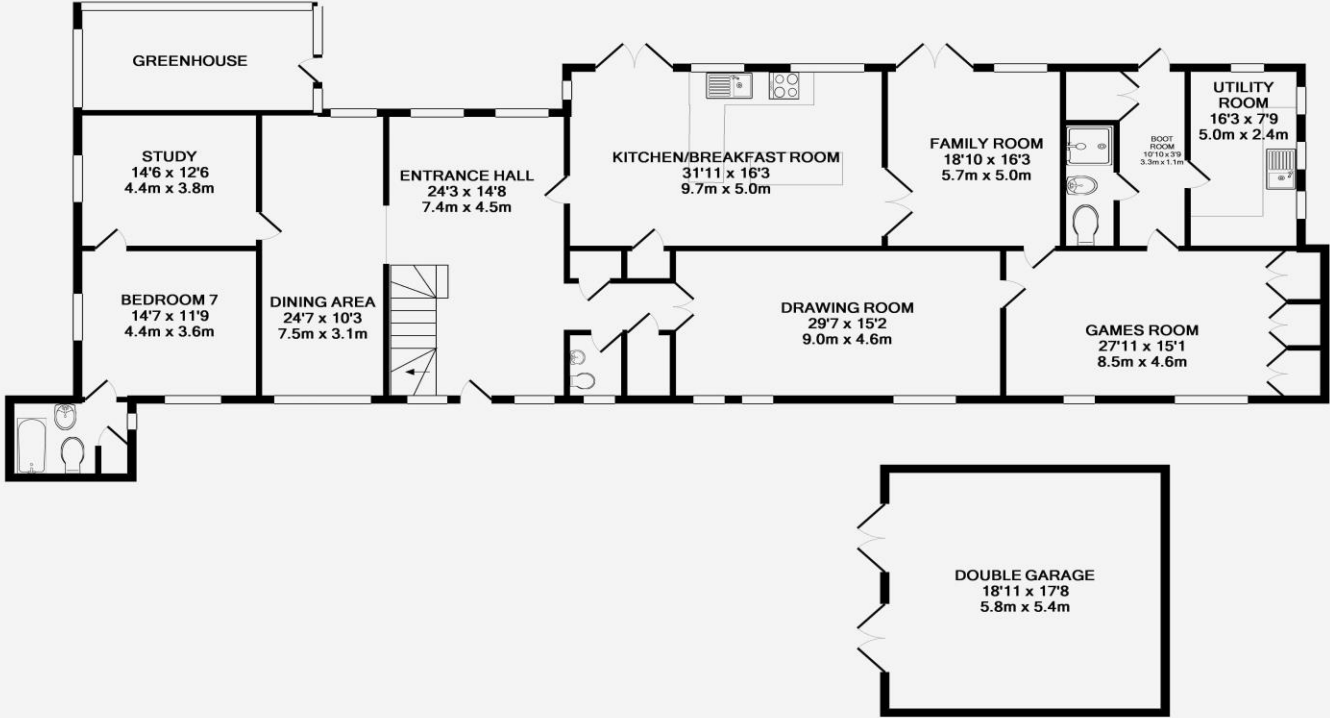
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

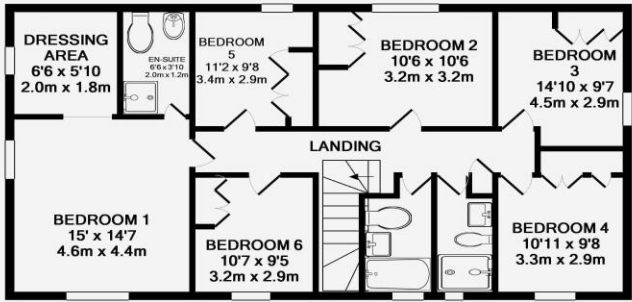
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:
CA55012320



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agent has not 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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.