



Whitewood Lane, South Godstone

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The current owners have created a beautiful and contemporary style home, providing adaptable accommodation with stunning open countryside views. There is ample space for off road parking at the front of the property and a very useful studio that can be used for a variety of purposes. In our opinion the property has been designed and updated to an exceptional level, incorporating a brand new kitchen/breakfast room and family bathroom.

KEY PROPERTY FACTS

- 3 Bedrooms
- Double aspect sitting room
- Beautifully fitted kitchen/breakfast room
- Study & utility room
- Outdoor studio room
- Open countryside views from front and rear gardens
- Living Space 1133 sq ft
- EPC rating C

LOCATION

The property is just over 4 miles from picturesque Lingfield, with its pretty village pond, 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, which is about 6 miles distant. Oxted is also 6 miles away. the national motorway network can be accessed at junction 6 (Godstone) of the M25, which is about 5 miles. for international travel, Gatwick airport is 10 miles away.

DESCRIPTION

On entering this beautifully presented family home, a bright hallway gives you access to the sitting room with a double aspect.

A door takes you through to the kitchen/breakfast room with fitted 'Bosch' appliances including a double oven, induction hob, dishwasher and fridge/freezer. There are comprehensive 'Quartz' worktops with an inset sink and 'Quooker' hot water tap. Downlighters provide excellent lighting with additional plinth lights. The breakfast area has views on to the garden with bi-folding doors opening on to a sun patio. The flooring throughout the ground floor is 'quick step' flooring.

A door from the kitchen takes you back in to the entrance hall with a door in to the study and utility room. The utility room has fitted units and worktops with an inset sink. There is a shower room with wc, heated towel rail, shower cubicle and wash hand basin.

Upstairs a bright landing gives you access to a boarded loft with power/light and ladder. The three bedrooms all enjoy views across open countryside with fitted wardrobes in the master bedroom. The family bathroom is superbly fitted with a fantastic double ended bath, deep sink, wc and a heated towel rail. There is a storage cupboard and 'quick step' aqua flooring.

OUTSIDE

The outside areas are a real delight with parking for 4/5 cars at the front on a gravelled driveway. There is gated access through to the utility room and down the side opening on to the rear garden. A newly built studio offers further space with power/light and full insulation. A sun patio leads on to a level lawn with fence boards and post and rail at the rear. A gate gives you access to a garage en block.

- * Broadband & Sky
- * Completely re-wired
- * Security Lighting around the property
- * Electric point



4.1

Miles (9 minutes)

LINGFIELD
VILLAGE



2.7

Miles

SOUTH
GODSTONE

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

DORKING

01306 793105

TUNBRIDGE WELLS

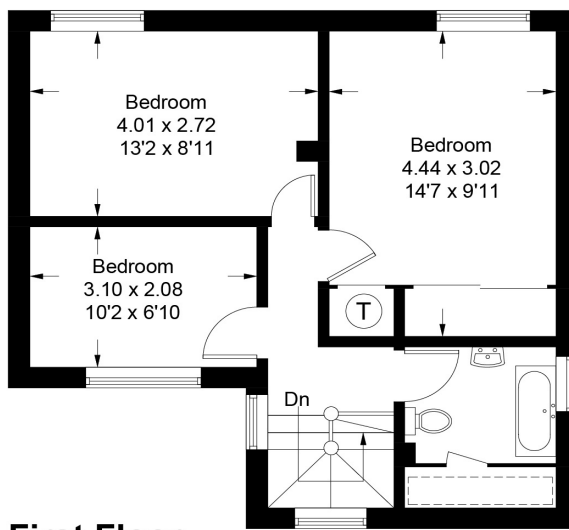
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LONDON

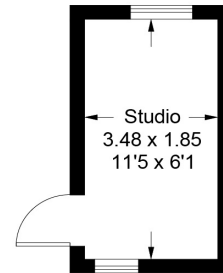
020 3096 7217



Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft
 Studio = 6.5 sq m / 70 sq ft
 Total = 111.8 sq m / 1203 sq ft

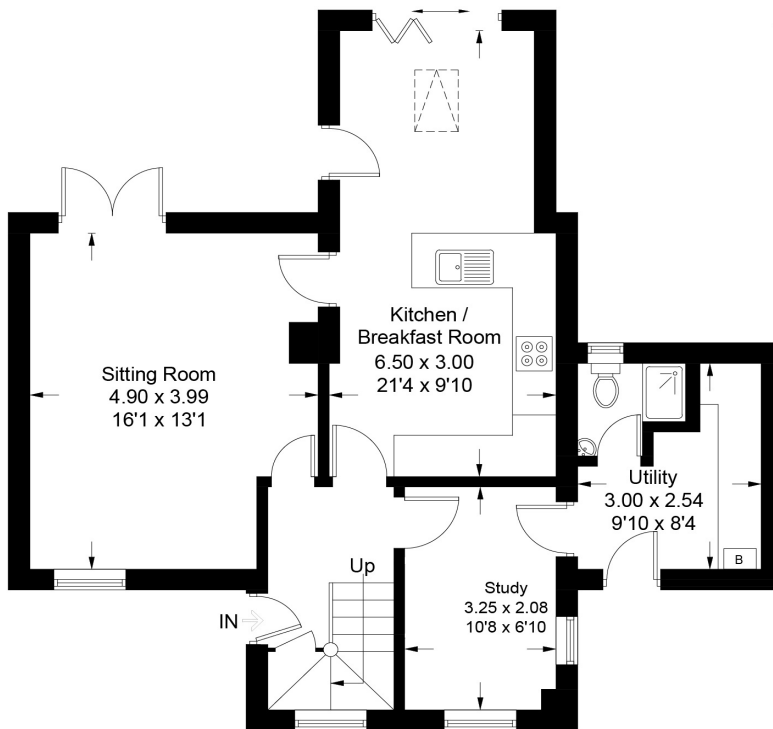


First Floor



(Not Shown In Actual Location / Orientation)

Studio



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID308052)

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Robert Leech

ESTD 1989