



Godstone Road, Oxted, Surrey, RH8 9JU.

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Set in stunning grounds of approximately two and a half acres, this impressive and substantial 7 bedroom family home offers spacious and well proportioned family accommodation with close proximity to central Oxted. The beautifully landscaped gardens include a swimming pool and fabulous entertaining room.

KEY PROPERTY FACTS

- 7 Bedrooms
- 3 ensembles
- Spacious living accommodation
- Opportunity to create large social hub / kitchen area
- Beautifully landscaped grounds of approximately 2.5 acres
- Swimming pool with sunroom
- Council tax band H
- Living Space 7222 sq ft
- EPC rating E
- Max broadband speed 7.00Mbps

LOCATION

Surrounded by national trust land, this grand home is conveniently situated within one mile of the pretty town of Oxted, a quaint commuter town boasting a Leisure Complex with swimming pool, independent boutique Cinema and a range of shops including a Morrisons and a Waitrose. Oxted's ever popular Master Park offers year round events. Oxted station provides mainline services to East Croydon and central London (London Bridge and Victoria within 30-40 minutes). Junction 6 of the M25 is approximately 3 miles distant. There are a number of good local state and independent schools for all ages, some within walking distance. These include Limpsfield and Downs Way Infant Schools, St Mary's Junior School and Oxted Secondary School in the state sector and Hazelwood School in the independent sector.

DESCRIPTION

This impressive and extensive, 7 bedroom detached family home is entered beneath a portico porch to a reception vestibule and main inner hall giving access to the rest of the ground floor reception rooms. Upon entering, you are immediately struck by the surprisingly bright, airy and spacious feel, offering a taste of the accommodation to come. Most rooms benefit from decorative ceiling roses and cornicing, as well as large windows, many with commanding views over the surrounding countryside.

The ground floor boasts well proportioned rooms, including three reception rooms and a large kitchen/diner/utility room. The sitting room to the front of the house has three windows overlooking the rose garden along with a feature marble fireplace with polished granite hearth and decorative wall lights and a chandelier. There is a second sitting room with a large window to the rear garden, again with a feature marble fireplace and polished granite hearth. An impressive formal dining room is conveniently situated next to the kitchen with views over the beautifully landscaped gardens. The kitchen/diner has a range of wall and base units with a 1 1/2 bowl sink and mixer tap set beneath the window, again overlooking the gardens. There is a large larder cupboard, built in grill, oven and microwave, electric hob, extractor and dishwasher. A dining/breakfast area is to one side, with plenty of space for a good sized table. To the other side of the kitchen is a large utility area with further storage units, another sink and drainer set below a window and plenty of space for a fridge and freezer. There is also a cloakroom housing a w.c. to the side. An area beyond this has doors to a large airing cupboard with plenty of hanging space for drying clothes. These rooms could all be knocked into one to create a fabulous, extremely spacious kitchen/dining/family area (subject to any building restrictions). The ground floor accommodation is completed with a large cloakroom

housing a w.c. and wash hand basin by the stairs to the first floor.

An attractive staircase with three turns and a window over the rear garden gives access to the first floor. A sizeable landing offers access to a large family bathroom and seven bedrooms, three with ensembles. The master suite has windows to the front and side, French doors out onto the large front balcony, built in wardrobes, and ensuite with tiled walls, a vanity unit with wash hand basin, mirror over and cabinets under, a corner Jacuzzi bath, heated towel rail and a window. A walk in dressing area with further wardrobes and a separate ensuite w.c. complete the room. Bedrooms two and three both have windows to the rear, are of good size and have ensembles. The ensembles have tiled walls, wash hand basin, w.c. and a heated towel rail, one ensuite has a double shower and the other a bath with shower over. Bedrooms four, five and six are all doubles with windows to the front, one has access to the same balcony as the master suite, one has built in storage and the other access to the large and fully boarded loft with a pull down ladder and lights. Bedroom seven is a single room, currently used as a study with built in storage/wardrobes. The sizeable family bathroom has tiled walls, two windows to the rear, a large double shower, an ornate hand wash basin, mirrored cabinet, w.c. and bidet.

OUTSIDE

Electric gates open to a sweeping private driveway running to one side of the beautiful park like grounds. The gardens extend over approximately two and a half acres with separate lawned areas broken up with mature planting including Azaleas, Rhododendrons, an orchard area with fruit trees, a leveled marquee lawn, borders planted with mature shrubs, a wildlife garden with elevated dovecote, a rose garden and various sheds. A secluded area to the side of the house has a stone terrace with a large ornate bird bath, a pergola and a water feature of connecting ponds, a waterfall and two pretty fountains. The grounds are well screened from the road by tall evergreens. To the rear of the house is a parking area providing off road parking for several vehicles and access to the two double garages with electric up and over doors, one of which can be accessed directly from the house.

To the rear of the grounds is an impressive entertaining area incorporating a generous games room, sunroom and walled but open air swimming pool. The games room is a large square room with ample space for whatever an occasion might require, at the moment it houses a full size snooker table, table tennis table and an array of gym equipment (not included in sale). With a connecting corridor, the sunroom sits to the side of the swimming pool offering a view of those swimming whilst providing shelter from the outside. A cloakroom with w.c. sits at one end for convenience. The swimming pool has a new electric heating system, diving board and the emblem of the house name embedded in the mosaic tiled floor. Various additional storage areas surround the pool.

THE BEST BITS...

Spectacular family home offering an abundance of space for living and entertaining both inside and outside. Offering a real lifestyle statement, this grand family residence has highly versatile family living space with the added opportunity to modernise and reconfigure to create one's own dream home.



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MILES
Godstone
M25



0.9
MILES
Oxted

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

01892 280110

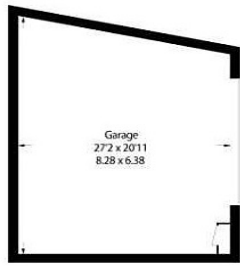
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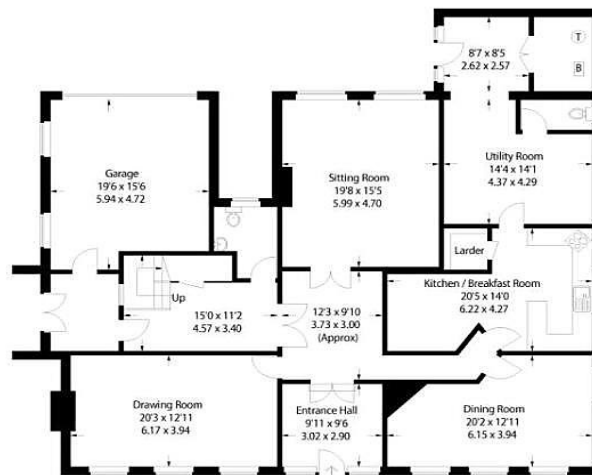
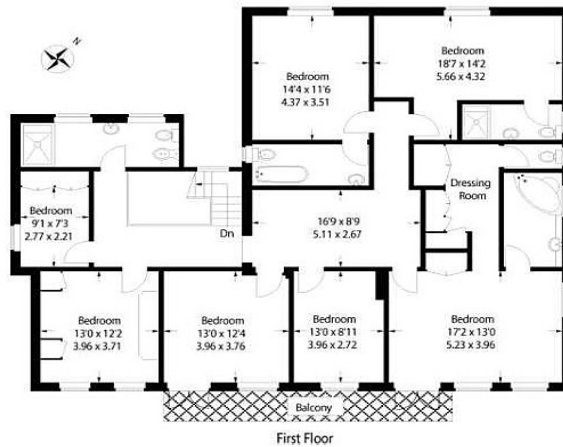
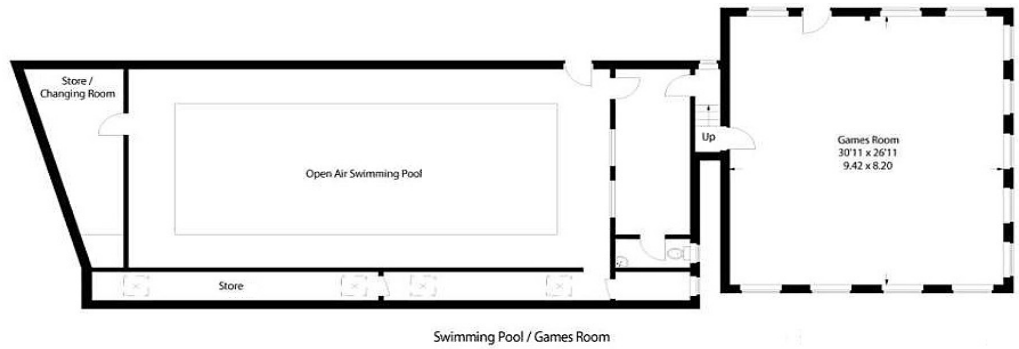








(Not Shown In Actual Location/ Orientation)
Garage



Approximate Gross Internal Area = 4185 sq ft / 388.8 sq m
Swimming Pool / Games Room = 2513 sq ft / 233.5 sq m
Garage = 524 sq ft / 48.7 sq m
Total = 7222 sq ft / 671 sq m

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 any decisions reliant upon them. (ID133750)
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