



barnard marcus

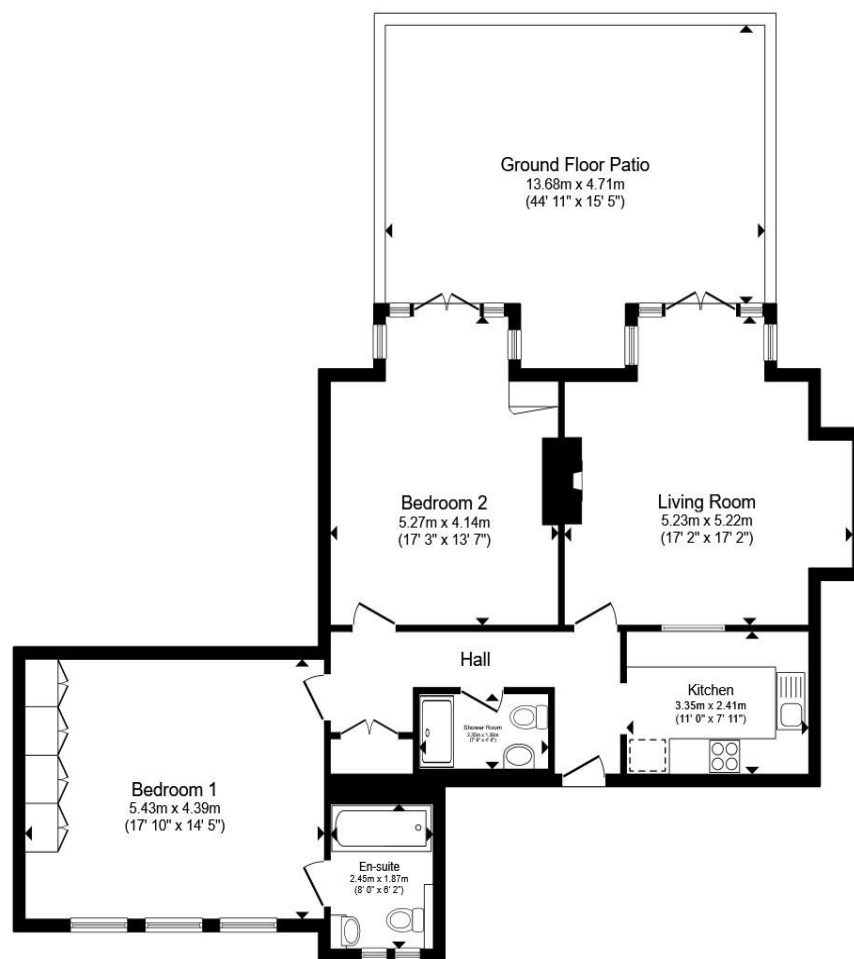
Brooklands Carlton Road, South Godstone GODSTONE RH9 8LH

welcome to

Brooklands Carlton Road, South Godstone.

If you have a busy life or just looking for that special place to relax and unwind! Well, we think that this property has that special something that turns heads. Imagine waking up and stepping out onto your rear terrace and having breakfast, listening to the bird song, and watching the sun come up overlooking a large well stocked lake. This is one of the many benefits of this stunning location. The property is generously laid out starting from the grand main entrance hall, on entering the apartment you feel instantly at ease, the high ceilings and large open fire. The kitchen is adjacent offering the opportunity for great occasions preparing food for friends and family. The patio doors open up to the rear terrace ideal for enjoying the warmer months. Both bedrooms are large with the main suite measuring a noteworthy 17'10ft with ensuite bathroom. The guest room opens onto the rear terrace and has a separate shower room. Outside you have stunning grounds opening up to well-maintained lawns and shrubs rolling around to a protected lake teaming with wildlife. South Godstone railway station is close by with bus routes including Metrobus routes, key services being the 409 (connecting to Lingfield, East Grinstead, Warlingham, Selsdon) and the 410 (linking to Redhill Bus Station and Snow Hill). Oxted Station is also 15 minutes down the road with direct links to London Bridge and Victoria and links to the South Coast and Gatwick Airport. Gatwick Airport is 25 minutes by car.





Total floor area 94.1 m² (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to Brooklands Carlton Road,

- Ground floor period apartment in a converted Victorian manor house set in 2.3 Acres of grounds.
- Exclusive Private Road location to the South of South Godstone.
- Period features including high ceilings, fireplaces with rear terrace overlooking lake.
- Two large double bedrooms with master en-suite.
- Allocated parking with visitor parking.

Tenure: Leasehold EPC Rating: D

Council Tax Band: F Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Dec 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000.



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103850



Property Ref:
RDH103850 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01737 769062



redhill@barnardmarcus.co.uk



27 Station Road, REDHILL, Surrey, RH1 1QH



barnardmarcus.co.uk