



Redwoods, South Godstone  
Guide Price £1,250,000

Robert Leech 



A beautiful, well-appointed and individual semi-detached residence sitting on a half acre plot, with five double bedrooms, two further bedrooms/home offices and a stunning open plan kitchen/diner. Conveniently situated near the picturesque villages of Godstone and Lingfield which offer local shopping facilities, the highly regarded Lingfield College, the renowned Racecourse, and mainline station.

The property retains many character features and has been tastefully refurbished to a very high standard. It offers spacious, versatile accommodation.



Redwoods is a beautiful, well-appointed and individual semi-detached residence, tastefully refurbished by the current owners to a very high standard. All the rooms are immaculately presented and retain many character features including stained glass windows and decorative architraves.

The impressive entrance hall leads to the main reception room with AGA log burning stove, original decorative parquet floor and French doors leading to the back garden, and a second reception room, currently used as a library/sitting room, previously a playroom.

The stunning open plan Mark Wilkinson kitchen/dining/family room is exceptionally well fitted with integrated appliances and purpose-built larder. There is a cloakroom with shower and a utility room, with useful integrated boot store cupboard, leading to the back garden.

On the first floor the main bedroom with large balcony and second double bedroom with en-suite overlook the gardens. A further bedroom has been used in the past as a nursery, study and bedroom. The large main bathroom has high vaulted ceilings, roll top bath and separate walk-in shower.

The second floor has three double bedrooms, single bedroom/study and cloakroom with access to a useful storage space.

The extensive cellars accessed via the hall include a wine cellar, games room, workshop, firewood store and storage space.

Outside the property benefits from a double garage and gravel driveway with space for multiple vehicles. There are established, well screened private gardens to the rear of the property, a large patio area ideal for outdoor entertaining, two sheds, multiple fruit trees and a beautiful well stocked front lawn.



## At a glance

- Many Original Features
- Vaulted Oak Beamed Kitchen Ceiling
- Large Reception Rooms
- Up to Seven Bedrooms
- Extensive Cellars With Potential For Multiple Uses
- Double Garage With Driveway Parking For Numerous Cars
- Beautiful Gardens
- Gas Central Heating Plus Solar Panels For Hot Water
- Half An Acre Plot

## Location

Situated on the outskirts of the semi-rural village of South Godstone, the property overlooks fields with miles of open countryside, bridle paths and footpaths locally. South Godstone offers some facilities including a petrol station with shop, a restaurant and a station with trains to Redhill (change for London Stations) and Tonbridge. More comprehensive facilities can be found in Lingfield Village, only 3 miles away (direct trains to London). The towns of Oxted, Caterham and East Grinstead, all approximately 6 miles distant, offer a wider range of facilities including further trains to London and a range of shops and schools.

## Intrigued?

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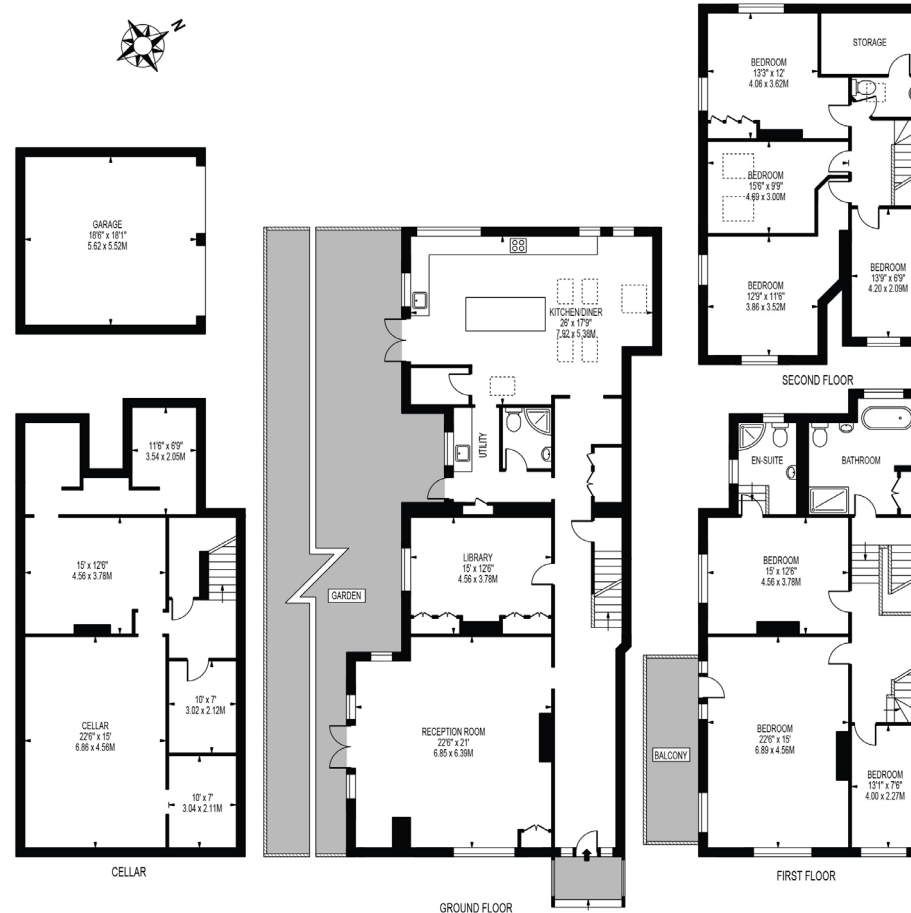
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## REDWOODS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4340 SQ FT - 403.18 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 334 SQ FT - 31.02 SQ M



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