



South Godstone, Surrey

Robert
Leech . 



Robert Leech are excited to market this unique detached bungalow with an abundance of flexible space, set in almost an acre of grounds. With 4 bedrooms, 3 reception rooms and opportunity to create more if needed with two attached garages, ample parking and various outbuildings and workshops, call us on 01342 837783 to arrange a private tour.



A Unique Countryside Retreat Offering Space and Versatility. Set within approximately 0.89 acres of beautifully established grounds, this expansive single-storey residence presents a rare opportunity to enjoy the charm of rural living combined with excellent accessibility. Elegantly laid out across 1,762 sq ft of internal accommodation, the home is perfectly suited to modern family life, multi-generational living, or those seeking a peaceful work-from-home environment.

At the heart of the home lies a generously proportioned open-plan reception and dining area, where natural light pours through large windows and a central wood-burning stove adds a cosy focal point. The well-equipped kitchen leads seamlessly into a bright breakfast room, creating an inviting space for everyday living and entertaining. With four well-sized bedrooms, including a flexible study or fifth bedroom, alongside two bathrooms and a separate snug or guest room with its own entrance, this home offers exceptional adaptability.

Beyond the living spaces, the property impresses with its extensive driveway and two garages, providing ample parking and storage. A selection of versatile outbuildings — including two large stores and a workshop — enhance the potential of the property further, ideal for creative pursuits, business use, or future development (STPP). The surrounding gardens are a true highlight, offering privacy, open lawns, mature trees, and tranquil seating areas, while solar panels add an energy-efficient touch.

Nestled in the peaceful village of South Godstone, this property enjoys the best of countryside seclusion with strong transport links. Godstone and Oxted railway stations offer direct services into London, while the nearby M25 and A22 ensure quick access to road networks. The area is well served by both state and independent schools, including Godstone Village School, Oxted School, and several highly regarded preparatory options. Local amenities, scenic countryside walks, traditional pubs, and boutique shops can be found in the nearby villages and towns of Godstone, Oxted, and Caterham, all within a short drive.



At a glance

- Detached Bungalow
- Almost an Acre of Grounds
- Ample Parking
- Various Outbuildings and Workshops
- 4 Double Bedrooms
- Huge main reception area
- Flexible Accommodation Throughout
- 2 Garages

Location

The property is located just 3.0 miles from the picturesque village of Lingfield, with its pretty pond, amenities and main line rail service to London. More comprehensive facilities can be found at the old market town of East Grinstead, which is about 6.1 miles away.

Intrigued?

01342 837783

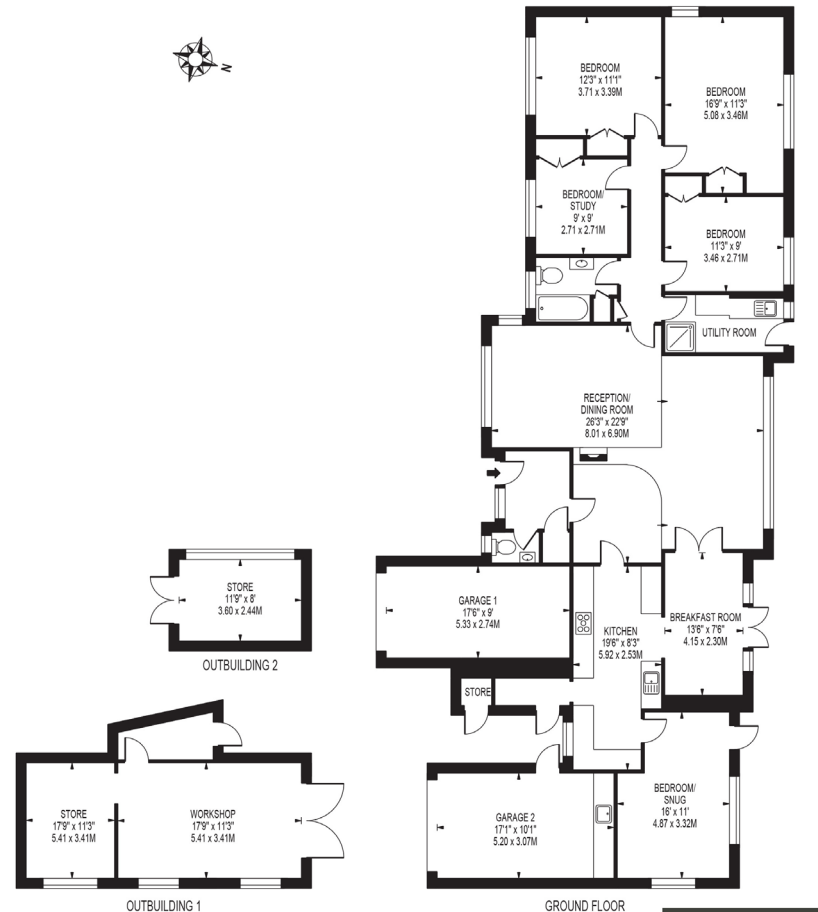
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MALLARDS POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1762 SQ FT - 163.69 SQ M
(EXCLUDING OUTBUILDING 1, OUTBUILDING 2, STORE, GARAGE 1 & GARAGE 2)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 333 SQ FT - 30.90 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 95 SQ FT - 8.78 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: 157 SQ FT - 14.60 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: 172 SQ FT - 15.96 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Robert Leech.

REIGATE OXTED LINGFIELD