



**2 Godstone Road, Bletchingley**  
Redhill

In Excess of **£450,000**



## 2 Godstone Road

Nestled in the idyllic village of Bletchingley, this beautiful semi-detached three bedroom cottage presents a rare opportunity to enjoy the charming countryside lifestyle while being just a stone's throw away from popular schools and local amenities. Boasting three spacious double bedrooms, this property offers a perfect blend of traditional charm and modern convenience. As you step inside, you are greeted by a welcoming hall and open plan lounge/diner that flows seamlessly into the rear garden, creating a perfect space for entertaining guests or enjoying a quiet evening in. The modern kitchen and ground floor bathroom further enhance the comfort and functionality of this lovely home, ensuring every need is met.

Step outside to discover the enchanting south-facing rear garden, a hidden gem offering a peaceful sanctuary amidst nature. The garden features a delightful decking area adjoining the rear of the dining room and kitchen, ideal for al fresco dining or soaking up the sun on lazy afternoons. Beyond the manicured lawn lies a summer house/home office, providing a flexible space for work or leisure pursuits. Embrace the tranquillity and privacy of this outdoor haven, where relaxation and inspiration await at every turn.

### SELLERS COMMENTS

We have been happy living and renovating this house over the last four years, turning it into a practical, warm and inviting home. The neighbours along our row of cottages are very welcoming and friendly. The village has three good pubs and a wonderful tea rooms (Lamingtons). Both Redhill/Reigate are easy to reach in one direction and Godstone/Oxted the other.

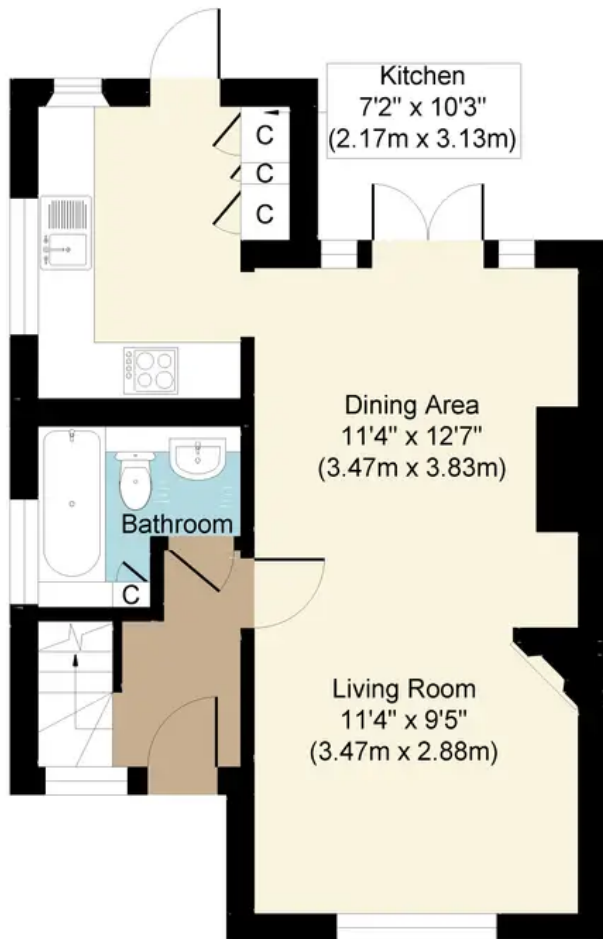
Council Tax band: E

Tenure: Freehold

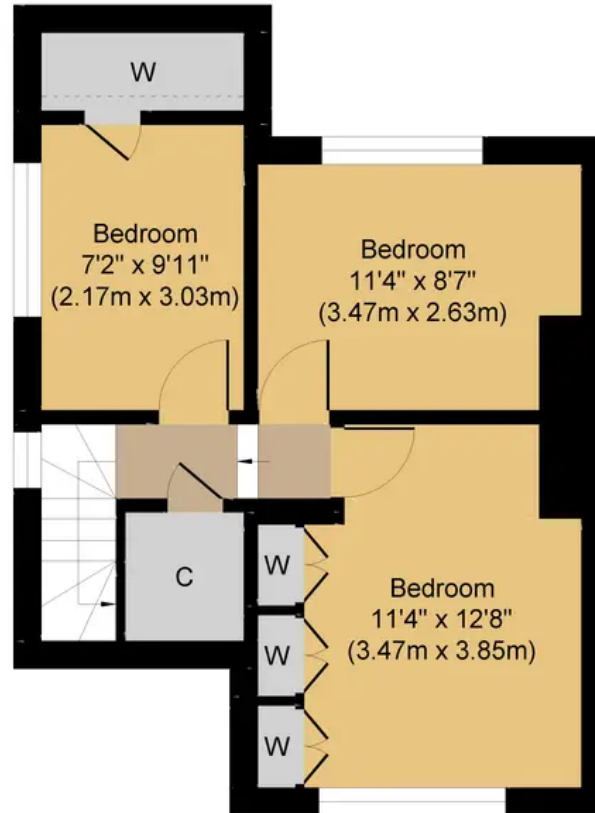
- Beautiful Semi-detached House In Bletchingley
- Three Double Bedrooms
- Open Plan Lounge/diner Leading To The Rear Garden



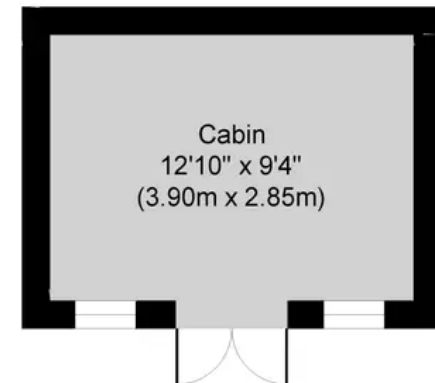




**Ground Floor**  
**Approximate Floor Area**  
**433 sq. ft**  
**(40.3 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**415 sq. ft**  
**(38.5 sq. m)**



**Outbuilding**



Godstone Road, RH1  
**Approx. Gross Internal Floor Area 848 sq. ft. (78.8 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.