



Connells

Wonham Place
Godstone



Set within an exclusive and modern development comprising just ten homes, this ground floor apartment offers a rare combination of peaceful surroundings and stylish living.

Approached via a gently curving, private driveway, the development offers dedicated residents' and visitors' parking.

The landscaped gardens are a true highlight of the setting, offering a lush and tranquil environment throughout the seasons. Mature trees provide dappled shade and privacy, while well-established shrubs and colourful planting create year-round interest. Interspersed throughout the gardens are seating areas-perfect for enjoying the peaceful surroundings.

Inside, a spacious dual-aspect reception room is flooded with natural light and opens through French doors onto a private patio terrace-ideal for alfresco dining or relaxing while enjoying the surrounding greenery.

The separate fitted kitchen is well-equipped and features a useful breakfast bar, ideal for casual meals and entertaining.

The primary bedroom is a restful retreat, complete with a dedicated dressing area and a generously proportioned, recently refitted en-suite shower room. A second double bedroom provides flexibility for guests or home office use and is served by a modern bathroom.

This apartment perfectly blends comfort, privacy, and a connection to nature-ideal for those seeking a calm yet connected lifestyle with convenient access to nearby amenities and transport links.



Entrance Hallway

Living/Dining Room

17' 2" Max x 12' 10" (5.23m Max x 3.91m)

With French doors opening to a:

Private Patio Terrace

Kitchen/Diner

17' 10" Into recess x 7' 8" (5.44m Into recess x 2.34m)

Bedroom One

12' 10" x 8' 8" (3.91m x 2.64m)

Dressing Area

6' 6" Max x 5' 8" (1.98m Max x 1.73m)

En-Suite Shower Room

8' 9" Max x 6' 6" (2.67m Max x 1.98m)

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

Bathroom

6' 6" x 6' 5" (1.98m x 1.96m)

Outside

Residents Parking

Visitors Parking

Communal Grounds & Gardens

Of approximately 2 acres.









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.focalagent.com

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2408.68

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408268

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED408268 - 0002