



EQUUS

Country & Equestrian



PROMPT CORNER COTTAGE



PROMPT CORNER COTTAGE, Godstone Hill, Godstone, Surrey RH9 8DH

Charming cottage with adjoining 1.9 acres (*TBV) of grounds & paddocks, situated in a secluded spot along a private gated track/lane - plus 20m x 40m outdoor riding arena & stable yard of 4 loose boxes and tack room offering the desirable benefit of immediate access onto a bridleway linking to the Pilgrims Way and North Downs offering miles of hacking. The cottage is attached on one aspect and approached off the lane onto a parking area suitable for several vehicles and for a horse box and has a secluded garden to the rear. Accommodation: Ground Floor: Sitting room, Conservatory, Kitchen and utility room. First Floor: 2 bedrooms and family bathroom. In addition to the cottage there is a Detached timber Lodge within the grounds which includes two rooms with separate Shower and WC (N.B. the Lodge offers great scope for letting out as an AirBnB option). For those requiring good commuting links the property is within easy driving distance of Caterham and Oxted rail stations providing fast services into London Victoria and The City and junction 6 of the M25 at Godstone offers excellent access onto the motorway network and for Gatwick and Heathrow.

ACCOMMODATION - refer to the floor plan

Charming and modernised by the current owner the cottage is attached to one side and offers much seclusion and yet is close to major road routes to the south east including London.

GROUND FLOOR - RECEPTION HALL from the lane entrance leading to large **SITTING ROOM & DINING ROOM** with attached **CONSERVATORY** looking out to the front garden and **STABLES** to one side. External **UTILITY ROOM** and galley style **KITCHEN** with assorted wall and base units.

FIRST FLOOR - Two good sized double BEDROOMS and FAMILY BATHROOM.

TIMBER LODGE/STUDIO/ANNEXE - approx. 319 sq ft. divided into 2 rooms plus separate WC/wash hand basin etc.

LOCATION

Godstone is a traditional Surrey hamlet with pleasant village green and cricket square and a variety of local shops and stores. The larger centres of Caterham and Oxted are a short drive away, each offering mainline rail commuting

services to London (Victoria and The City). Junction 6 to the north of Godstone provides ready access to the M25/M23 motorway network and onwards to London Gatwick Airport which lies to the south west.

EQUESTRIAN FACILITIES

STABLE BLOCK - 4 Timber loose boxes on concrete base - two (12ft x 10ft), two (12ft x 12ft) - power / lights and water.

OUTDOOR RIDING ARENA - Set away from the yard at the house a short walk over the land a 20m x 40m arena in with post and rail.

HACKING OUT - Close to North Downs which offers great hacking.

LAND & GROUNDS

We understand there to be in the region of 1.9 acres (*TBV) of land in total. The main paddocks are sloping and set away from the house over a parking area. There is some adjacent land near the outdoor arena which may be available to rent formally by the owner but this will have to be negotiated after the purchase of the property.

The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk -



www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

AGENTS NOTES:

Please be aware that although this property is secluded it is also in proximity to the M25 and the Caterham bypass and therefore there is road noise depending on weather conditions and the time of year. On the other hand the access to major routes is excellent.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Tandridge District Council

SERVICES: Private drainage shared with neighbour, Mains Gas including central heating, Mains Water and Electric.

TAX BAND: D

EPC RATING: E 56/84

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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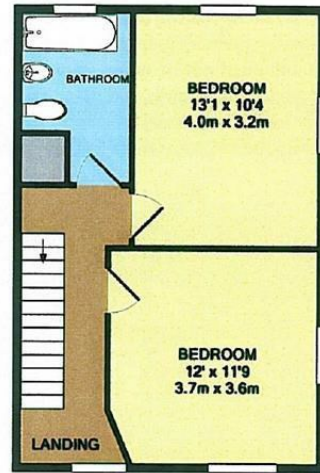
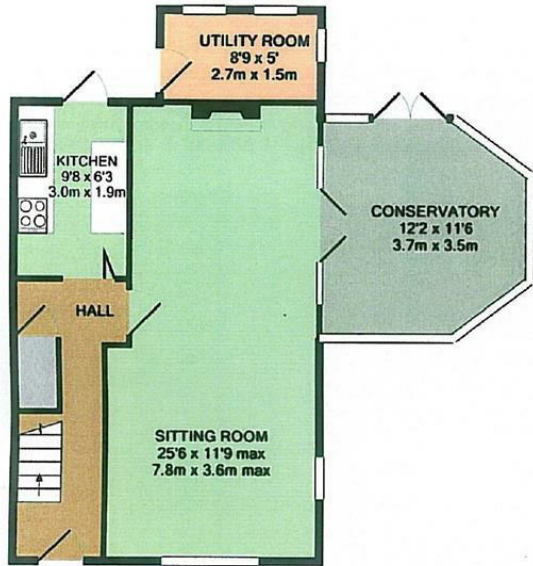
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DIRECTIONS

Exit junction 6 Godstone M25 large roundabout under the M25 and take the exit onto A22 Caterham by-pass heading North. Stay in the left hand lane and after approx. 150 yards take the second left turn into Fosterdown Lane and the property will be found up on the left (last property) after the electronic security 5 bar gate.



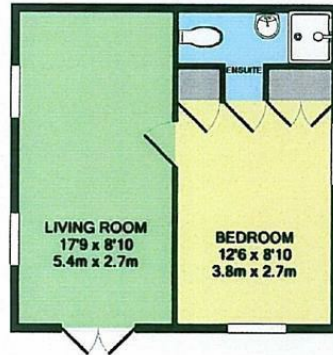
Guide price £699,000



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

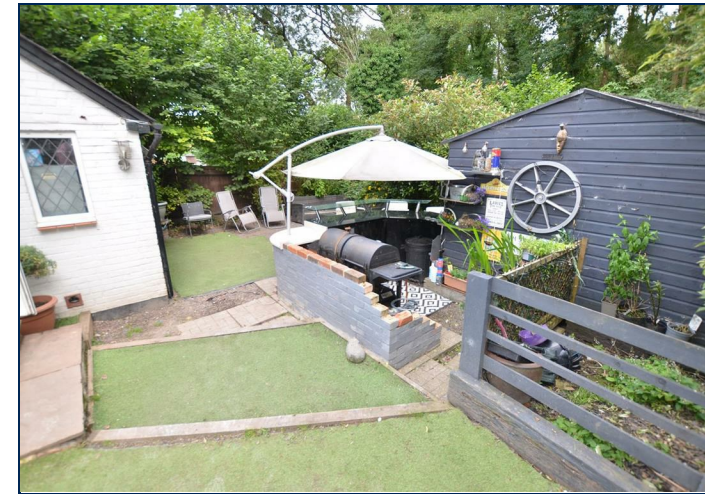


STABLES
APPROX. FLOOR
AREA 559 SQ.FT.
(51.9 SQ.M.)



ANNEXE
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.4 SQ.M.)
FOSTERDOWN LANE
TOTAL APPROX. FLOOR AREA 1918 SQ.FT. (178.2 SQ.M.)
Made with Metropix ©2014

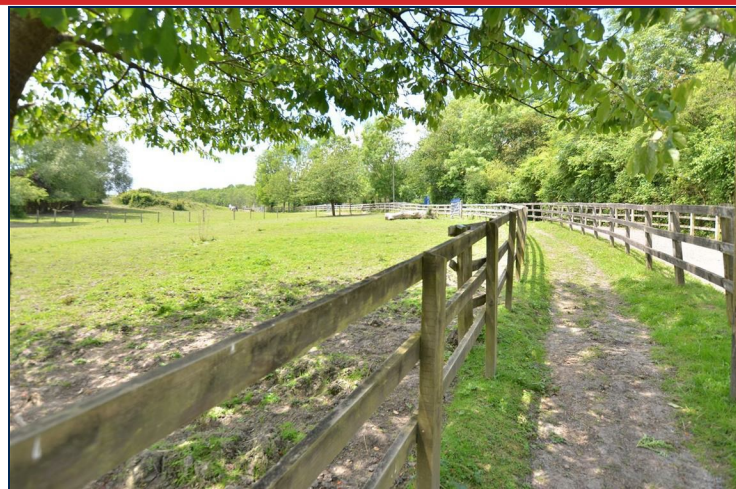
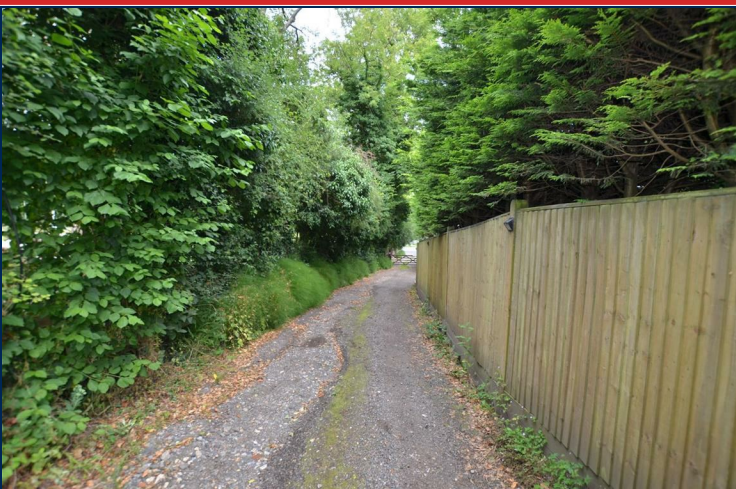


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			84
		56	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			88
		59	
England & Wales		EU Directive 2002/91/EC	

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