



**RAYNERS**  
TOWN & COUNTRY

**HIGH STREET**  
**GODSTONE, SURREY, RH9 8LW**

# 74 HIGH STREET

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Offers In Excess of £450,000

Rayners are delighted to offer to the market, this unique, historic Grade II Listed property offering an excellent opportunity to create a beautiful home close to the heart of Godstone village. Originally two cottages dating from the 16th and 17th centuries, this charming house features two inglenook fireplaces and beamed walls and ceilings throughout, exuding historic elegance and character.

The ground floor comprises two large living areas, a well-appointed kitchen, and a utility area, catering to the needs of both a busy household and those seeking a tranquil lifestyle. Ascending the first of two staircases reveals the master bedroom, complete with an ensuite bathroom. An attic room provides additional flexible space. Two further bedrooms, a large double and a generously sized single are accessed via the second staircase at the rear of the property.

The property is generally in good order, though it would benefit from sympathetic refurbishment and further modernization to realize its full potential. This home offers both convenience and charm. Outside, a good-sized, private garden provides space for alfresco dining on the patio. Additionally, there is a large single garage en-bloc accessed at the rear.

The property seamlessly combines historic charm with contemporary convenience, offering a unique opportunity for those seeking a period home full of character in a desirable location. Godstone village boasts excellent walks along the North Downs and features charming pubs, convenience stores, a primary school, a nursery, and coffee shops. For a wider range of shopping and services, Caterham and Oxted are easily accessible. Gatwick Airport is located to the southwest, and Junction 6, to the north of Godstone, provides access to the M23/M25 motorway network.





## 74 High Street



Total Area: 156.9 m<sup>2</sup> ... 1688 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



**Additional notes:** New boiler installed 2023. Please note this information has been provided by the seller and will need to be verified through solicitors.

**Tenure:** Freehold    **Local Authority:** Tandridge District Council    **Grade II Listed Building**    **Council Tax Band:** D    **EPC Rating:** E

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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