



RAYNERS
TOWN & COUNTRY

NORTH PARK LANE
GODSTONE, SURREY, RH9 8ND

ARAN HOUSE, NORTH PARK LANE

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Guide Price £1,395,000

This is a fantastic opportunity to purchase a bespoke Scandi Hus which has been extended and refurbished by the current owners in 2016. Conveniently situated close to M25/23 and local amenities in Oxted and Caterham and surrounding villages. This impressive home spans just under 3,000 sq ft and sits on approximately 0.75 acres of land. The property features 4/5 bedrooms, with one originally designed as two rooms and later combined to create a larger space. The master suite is vast, offering a walk-in dressing room and a stylish en-suite bathroom. On the ground floor, you'll find a spacious dual aspect lounge with a feature fireplace, ideal for entertaining, along with a modern fitted kitchen, separate dining room, cinema room, and a large double integrated garage with roller door and power and light. The current owners have noted that the windows are triple thermal glazed, there are solar panels to heat the hot water, and air conditioning in the master bedroom. The property is equipped with a comprehensive CCTV security system with Sonos smart technology. The wrap around garden is a standout feature, with a large patio area and a mainly level lawn, offering the perfect outdoor space. There is off street parking for several cars to the front of the property with electric car charging facilities. This exceptional home blends contemporary design with the charm of a rural setting, providing a unique and spacious family residence.





Aran House



Total Area: 272.1 m² ... 2929 ft²
 All measurements are approximate and for display purposes only.



Additional Information

Property in/close to potential area of nature conservation importance
 CCTV / Intruder Alarm and Sonos Smart systems – Vendors advise that CCTV is always on and will be on during viewings
 Septic Tank at property
 Information supplied by the sellers to be verified through solicitors

Tenure: Freehold Local Authority: Tandridge District Council
VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Council Tax Band: G

EPC Rating: C

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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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