



RAYNERS
TOWN & COUNTRY

12 BELL MEADOW,
GODSTONE, SURREY, RH9 8ED

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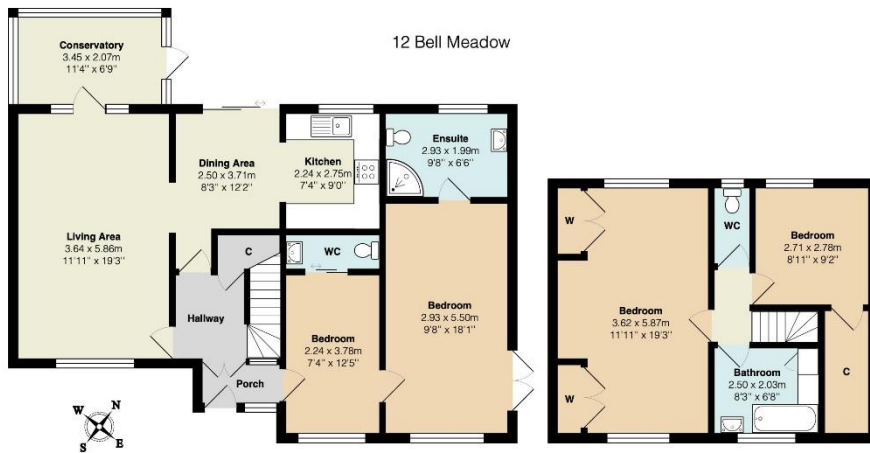
GUIDE PRICE £725,000

This extended detached house is situated in a popular, residential cul de sac and offers fantastic scope for the incoming purchaser to make it their own. The accommodation to the ground floor provides spacious lounge leading to a conservatory, dining room and fitted kitchen. In addition there is further flexible space currently set up as two bedrooms, en-suite and separate cloakroom. To the first floor are two further bedrooms both doubles and a family bathroom. The level rear garden is well maintained with a neat lawn and well tended hedge borders as well as a swimming pool. To the front of the property is a driveway providing parking for two cars. The potential of this house is fabulous as it offers such flexibility as either an annexe or extended living area on the ground floor as well as potential to extend further STPP. Offered to the market as end of chain this really is a rare opportunity to secure a wonderful home.

The house is situated in Godstone with its picturesque village green and pond along with a selection of pubs and eateries and a few local shops. There is a wealth of surrounding countryside, clubs and leisure facilities and Caterham and Oxted town centres are both situated within a few miles offering more extensive shopping, supermarkets, cinema and leisure centres. The M25 and M23 are easily accessible, providing easy access to Gatwick airports and the wider motorway network. Local schools include Godstone village primary along with a further choice of secondary schools and colleges both state and private.







Total Area: 132.7 m² ... 1429 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: F

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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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