



RAYNERS
TOWN & COUNTRY

DEWLANDS, GODSTONE, SURREY RH9 8BS

This beautifully presented two double bedroom bungalow is ideally located close to the heart of the ever-popular village of Godstone. Surrounded by scenic countryside and excellent walking routes along the North Downs, the area also offers a range of local amenities including traditional pubs, convenience stores, coffee shops, a nursery, and a primary school. Nearby towns such as Caterham and Oxted provide a wider selection of shopping, dining, and services.

Perfectly placed for commuters and families alike, the property enjoys easy access to Gatwick Airport and the M23/M25 motorway network via Junction 6. The area is also well-served by both state and independent schools, including Blindley Heath and South Godstone primary schools, Oxted County, Lingfield College, Woldingham School, Caterham School, Reigate Grammar, and prep schools such as Hawthorns and Hazelwood.

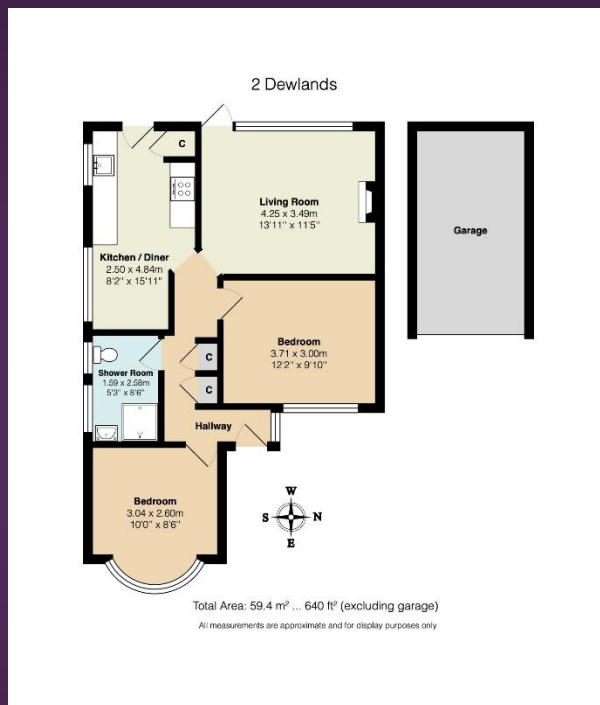
This charming home is ready to move into, offering a spacious and welcoming layout. Accommodation includes two generous double bedrooms, a bright kitchen/dining room with direct access to the rear garden, a comfortable reception room overlooking the garden, a modern shower room, and a central entrance hallway.

To the front of the property, there is off-street parking for several vehicles and access to a garage. The rear garden offers a peaceful retreat with a patio area leading onto a well-maintained lawn—ideal for outdoor relaxation or entertaining.

A lovely home in a wonderful village location—early viewing is highly recommended.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: D

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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