



**RAYNERS**  
TOWN & COUNTRY

**20 BELL MEADOW, GODSTONE,  
SURREY, RH9 8ED**

# 20 BELL MEADOW, GODSTONE SURREY, RH9 8ED

GUIDE PRICE £475,000

Tucked away in a quiet cul-de-sac just a short stroll from Godstone Village, this delightful two-bedroom detached bungalow offers the perfect blend of comfort and convenience. The property features an open-plan kitchen and living room, ideal for modern living, along with an added bonus of an additional reception/sun room. There are also with two well-proportioned bedrooms filled with natural light plus an additional bonus room in the loft (currently used as a bedroom). The contemporary shower room is finished to a high standard, while private courtyard gardens provide a low-maintenance space for outdoor relaxation. The home also benefits from driveway parking for two cars and there are solar panels on the roof. With its sought-after location, modern interiors, and easy access to local amenities, this property is perfectly suited to downsizers, first-time buyers, or anyone seeking a tranquil village lifestyle. Early viewing is highly recommended.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: D**

**EPC Rating: D**

**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

Sales  
01883 622 258  
[Enquiries@raynersproperties.com](mailto:Enquiries@raynersproperties.com)

Lettings  
01883 622 244  
[Enquiries@raynersletting.com](mailto:Enquiries@raynersletting.com)

Land & New Homes  
01883 744 344  
[Warlingham@raynersproperties.com](mailto:Warlingham@raynersproperties.com)

**RAYNERS**  
TOWN & COUNTRY