



RAYNERS
TOWN & COUNTRY

**2 GARDEN COURT, 20A SALISBURY ROAD
GODSTONE, SURREY, RH9 8AB**

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GUIDE PRICE £550,000

Tucked away in a quiet location just moments from the heart of historic Godstone Village, 2 Garden Court is a newly built, architect-designed two-bedroom bungalow that combines striking design with excellent energy efficiency. This is one of only two homes created by a multi-award-winning architect with over 20 years' experience in designing distinctive residential properties. Every element of the home has been carefully considered, from the materials and layout to its exceptional environmental performance. Inside, the property offers bright, well-proportioned living spaces, with two spacious double bedrooms and an open-plan layout that opens out onto decking and the landscaped rear garden. Triple-glazed windows with solar control coatings on the south-facing aspects ensure a light-filled interior while maintaining year-round comfort and thermal performance. The property benefits from photovoltaic panels on the roof and an air source heat pump that powers both underfloor heating and hot water. It has been awarded an impressive 'A' rated Energy Performance Certificate — a rare achievement — and comes with a 10-year new build warranty for peace of mind. Further features include private off-street parking, an electric vehicle charging point, and a timber frame construction designed for longevity and sustainability. Located just a short walk from the village green, duck pond, and local amenities including cafés, traditional pubs, and independent shops, this unique contemporary home is ideally positioned for access to excellent local walks, sports clubs, and recreational facilities. There is also easy access to the M25 (Junction 6), and mainline rail connections are available from Oxted, Caterham, Redhill, and South Godstone, approximately two miles away.





2 Garden Court



Total Area: 89.8 m² ... 966 ft²

All measurements are approximate and for display purposes only



Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: TBC

EPC Rating: A

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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