



**\*DETACHED BUNGALOW - FOUR DOUBLE BEDROOMS - SET WITHIN APPROXIMATELY 23 ACRES (Vendor's estimate)\* \*14' 3" x 7' 6" (4.34m x 2.28m) RECEPTION HALLWAY\* \*24' 10" x 16' 2" (7.57m x 4.94m) MAIN LOUNGE\* \*33' 0" x 16' 3" (10.06m x 4.96m) KITCHEN/DINING/SITTING ROOM\* \*DOUBLE GLAZED, UNDERFLOOR HEATING\* \*PLANNING PERMISSION TO BUILD A GARAGE IF REQUIRED\***

**A FOUR DOUBLE BEDROOM DETACHED BUNGALOW** with an inviting Reception Hallway leading to a large open plan Lounge and a unique Kitchen/Dining/Sitting Room which shares a large multi-fuel Stove with an open style fireplace. The property has underfloor oil-fired heating throughout and is double glazed. The Master Bedroom has an En-suite Dressing Room and Wet Room and there is a large Family Bathroom with a separate bathe and shower. Outside there are private Gardens, fields and woodland all set within approximately 23 Acres of land, (Vendors Estimate). The property can be used as a 'Small Holding' and in our opinion, has potential to be used for Equestrian purposes. **A UNIQUE PROPERTY IN A GREENBELT RURAL LOCATION!**

**Tandridge Hill Lane, Godstone, Surrey RH9 8DD**  
**ASKING PRICE: £1,295,000 FREEHOLD**





### DIRECTIONS

Proceed along the A22 south from the M25 roundabout at Godstone, turn left at the next roundabout onto the A25, turn left again into Tandridge Hill Lane. Just before the bridge over the M25, turn right into a driveway, the property is at the end of the driveway.

### LOCATION

North Model Farm is set with a rural setting within the 'Greenbelt' countryside. Tandridge Hill Lane links the A25 with Woldingham and is a single track Country Lane with varied property of all ages and styles spaced out on both sides of the road.

Oxted is within a short drive from the property and offers a great selection of local shops, Supermarkets, Schools for all age groups and Oxted mainline Railway Station with services into London.

The picturesque Godstone Village and Village Green is also within 3-4 miles away and Caterham around 4 miles away with further shopping facilities and amenities.

### **A RURAL COUNTRYSIDE LOCATION AMIDST THE SURREY GREENBELT COUNTRYSIDE!**

### DESCRIPTION

The property was built in **2010** by the present vendors replacing an older property which was located closer to the entrance of the driveway where the current front garden now is situated.

The property has Cesspit Drainage, oil Central heating with a recently fitted Worcester Boiler and a **2500** Litre Oil Tank which is located to the right-hand side of the property. To the rear elevation there are Solar Panels on the roof which helps provide electric power to heat the hot water for the property during the warmer months. The Oil Boiler has the balance of **a 7 year** warranty and must be serviced annually for the warranty to be valid. The property also has a '**Small Holding Certificate**' which allows the property to be utilised as a Small Holding to grow crops and to keep farm animals.

The Planning Permission granted in **2009** for the property also included a detached Garage which hasn't been built.

### ENTRANCE PORCH

Covered Entrance Porch with a courtesy light, double panelled doors to:

### RECEPTION HALLWAY 14' 3" x 7' 6" (4.34m x 2.28m)

L-shaped with a corridor hallway leading to the Bedrooms and a Bathroom. Double doors to the Main Lounge and separate double doors to the Kitchen/Dining Room/Sitting Room. Built in Cloaks Cupboard and Storage Cupboard. Large Airing Cupboard with a hot water tank and immersion heater, wall mounted thermostat, tiled flooring throughout with underfloor heating.

### CLOAKROOM

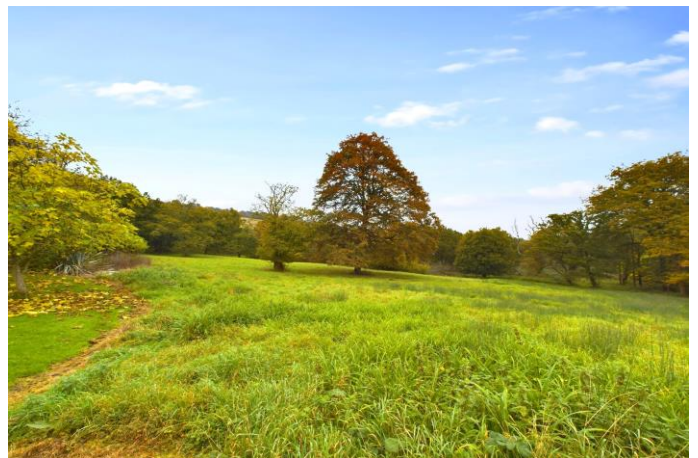
Double glazed frosted window to the front, white suite comprising of a wash hand basin and a low flush WC, half wall tiled surrounds, inset downlighters and extractor fan.

### MAIN LOUNGE 24' 10" x 16' 2" (7.57m x 4.94m)

Fabulous Main Lounge with two double glazed windows to the front and one to the side. Floor to ceiling brick fireplace with a large multi-fuel Stove set between the Main Lounge and the Kitchen/Dining/Sitting Room. There are four wall light points and two ceiling light points, wall mounted thermostat for the underfloor heating. Large serving hatch to the Kitchen.

### KITCHEN/DINING/SITTING ROOM 33' 0" x 16' 3" (10.06m x 4.96m)

Large Open Plan room with double glazed windows and double french doors to the rear aspect. The Kitchen has a range of modern wall and base soft-closing units with matching worktops, double bowl sink unit with a mixer tap and cupboards below. Built-in BOSCH electric oven and grill with an Electrolux four ring hob, integral Electrolux dishwasher, large





double recess for a Fridge/Freezer, two wall mounted thermostats for the underfloor heating. Door to:

**UTILITY ROOM** 12' 8" x 6' 9" (3.87m x 2.06m)

Double glazed window to the side and door to the rear, base units with matching worktops, large double size stainless steel sink unit with a mixer tap, space and plumbing for a washing machine and space for a tumble dryer.

**BEDROOM ONE** 16' 4" x 13' 0" (4.97m x 3.95m)

Double glazed window to the rear, wall mounted thermostat for the underfloor heating, wood effect flooring, door to:

**EN-SUITE DRESSING ROOM** 9' 6" x 4' 5" to wardrobes (2.90m x 1.35m to wardrobes)

Double glazed window to the rear, wall of built in sliding door wardrobes, wood effect flooring with underfloor heating, access to:

**EN-SUITE WET ROOM** 9' 1" x 7' 3" (2.77m x 2.22m)

Double glazed frosted window to the side, two ceiling shower roses and a hand held shower fitment with a mixer shower system, vanity wash hand basin with lighting and a low flush WC. Shaver point, inset downlighters, extractor fan and a wall mounted heated towel rail.

**BEDROOM TWO** 13' 3" x 12' 10" (4.03m x 3.92m)

Double glazed window to the front, wood effect flooring with underfloor heating, wall mounted thermostat.

**BEDROOM THREE** 12' 11" x 11' 7" (3.94m x 3.52m)

Double glazed window to the front, wall mounted thermostat, wood effect flooring with underfloor heating.

**BEDROOM FOUR** 14' 3" x 9' 3" (4.34m x 2.82m)

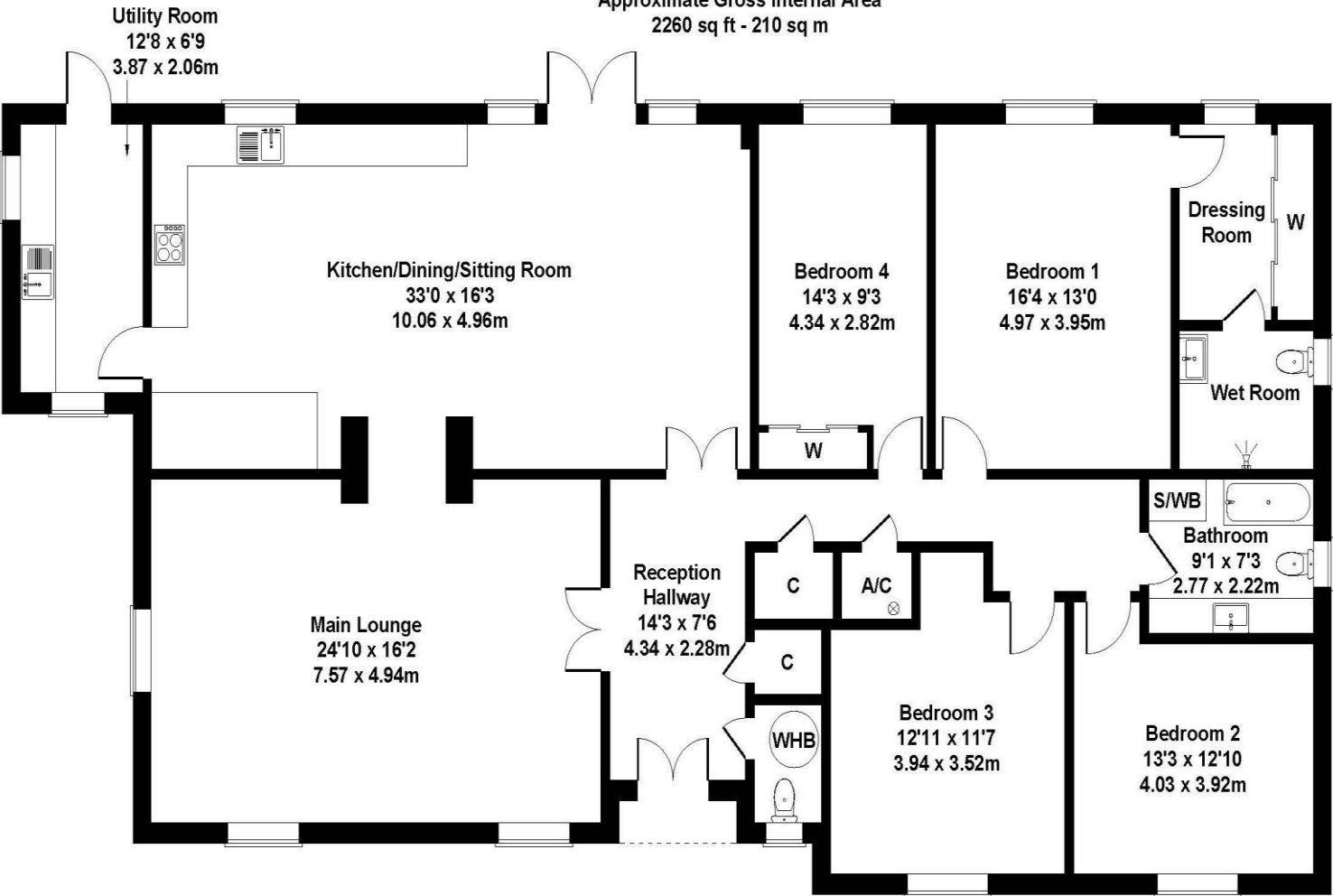
Double glazed window to the rear, built in double wardrobe, wood effect flooring with underfloor heating, wall mounted thermostat.



FLOORPLAN

North Model Farm

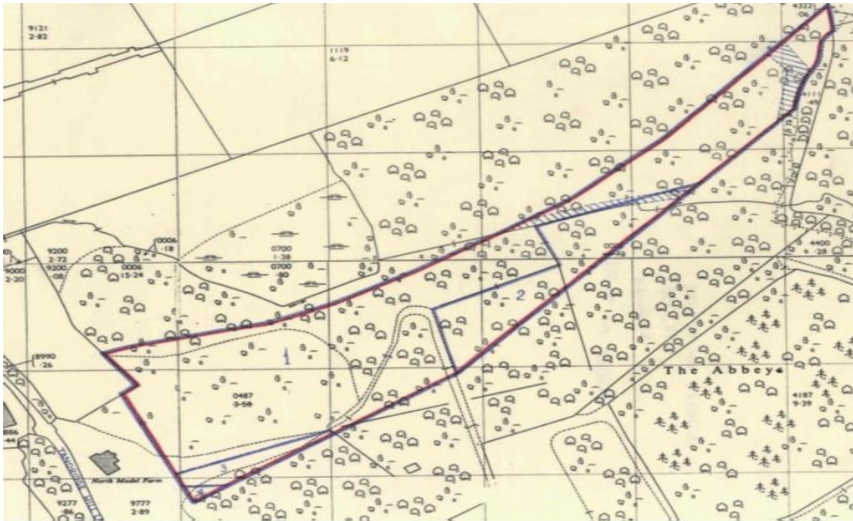
Approximate Gross Internal Area  
2260 sq ft - 210 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.







### **FAMILY BATHROOM** 9' 1" x 7' 7" (2.77m x 2.32m)

Double glazed frosted window to the side. Modern white suite with tiled surrounds comprising of a large shaped panelled bath with a mixer tap and shower fitment, large vanity wash hand basin with a cabinet above, mirror and concealed lighting, a separate shower cubicle with a ceiling rose shower head and a hand held shower fitment plus a bidet and low flush WC. Shaver point, wall mounted heated towel rail/radiator and underfloor heating with wall thermostat.

### **BOILER ROOM** 12' 9" x 6' 8" (3.88m x 2.03m)

The Boiler Room is located beneath the Utility Room and is accessed via a door at the side of the property. There is a floor mounted Worcester Oil Fired Boiler (recently installed) and further base storage units.

### **OUTSIDE**

#### **DRIVEWAY**

There is a long wide Driveway with ample turnaround space which extends to the front of the property.

#### **GARDENS**

There is a large area of front Garden which is mainly laid to lawn with established herbaceous borders also including some trees. A side path leads to the right-hand side of the property to a level area which has been used as a vegetable garden. This area has a good size storage shed, a poly tunnel and a Greenhouse.

#### **REMAINING LAND**

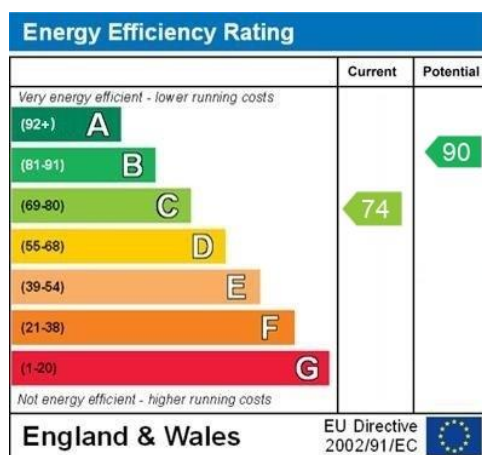
The remaining land consists of a mix of fields and woodland extending mainly in a easterly direction from the property. According to the vendor the land covers approximately 23 Acres and has great potential to be used as a Small Holding or possibly for Equestrian purposes, subject to local authority planning permission.

#### **COUNCIL TAX**

The current Council Tax Band is '**G**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>

5/11/2024

### **ENERGY PERFORMANCE CERTIFICATE (EPC)**



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