



Blakeways
Eastbourne Road | South Godstone | Surrey | RH9 8JE

STEP INSIDE

Blakeways

FEATURES

- Five spacious bedrooms
- Family bathroom plus two showers
- Four elegant reception rooms
- Fabulous & Well Fitted 24' Family Kitchen / Breakfast Room
- Includes a gym annex
- Just over one acre of garden
- Large pond in the garden
- Second vehicle access
- Garage and ample parking
- Beautiful rural views

A superbly presented 5 bedroom house of circa 2,800 sq ft approached down a driveway and set well back from the road. The house displays great sophistication and style and is enhanced by a superb garden of just over one acre, largely laid to lawn and includes a large pond and access to the additional rear access from Tilburstow Hill providing extra parking.











STEP OUTSIDE

Blakeways

The house is conveniently situated within a mile from Godstone station or 3 miles from Godstone village, which provides good local shopping facilities and services for every day needs. The larger centres of Reigate and Oxted are just a short drive, with Central London just 24 miles away, all providing more extensive facilities. Blakeways has excellent communications, with the A22 providing easy access to the M25 which in turn offers quick access to Central London and Heathrow Airport. Equally the M23 provides fast access to Gatwick Airport and the south coast. There are fast and frequent trains which provide easy daily travel to London, from Redhill or Oxted to Victoria and London Bridge. There are a wide variety of sporting facilities in the area including golf at the Royal Ashdown, Tandridge, and Holtye as well as racing at Lingfield and Epsom. There is a wide variety of excellent local schools in the area, which include prep schools at Hazelwood, Lingfield College and The Hawthorns at Bletchingley, as well as public schools at Woldingham, Caterham, Tonbridge and Sevenoaks.

Godstone Station	0.3 miles
Oxted Station	4.9 miles
Redhill Station	7.5 miles

All distances and timings are approximate.

Council Tax: Band G
EPC Rating: Band D
Tenure: Freehold

SERVICES
Mains Gas
Mains Electricity
Mains Water
Mains Drainage
Heating: Gas
Heating: Radiators
Water Heating: Gas

Covenants may apply to this property. Please speak to the agent/your conveyancer for more information.

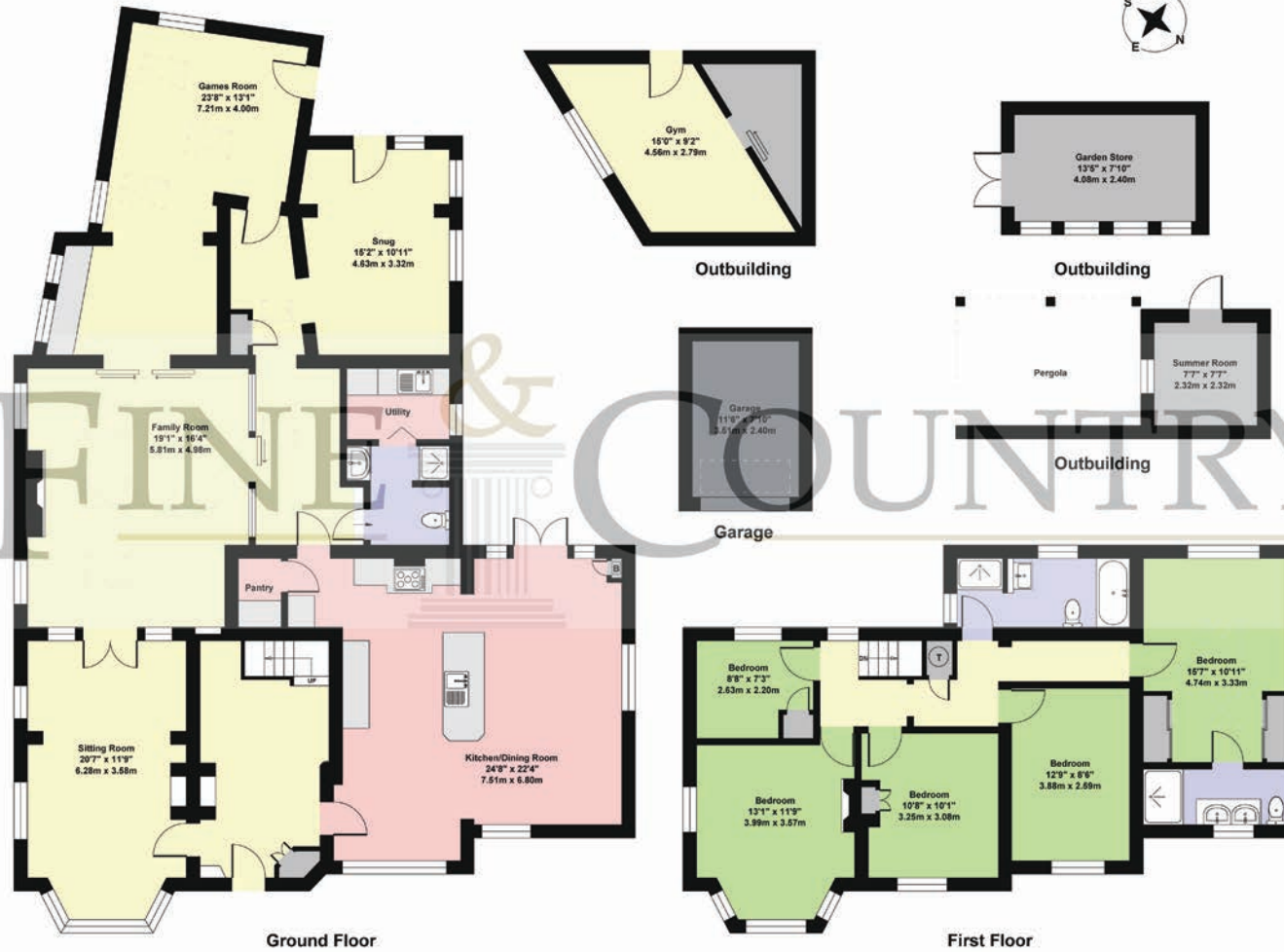
Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

The property has been subject to extension and/or alteration. Please speak to the agent for more information.



Blakeways, Eastbourne Road, South Godstone, RH9 8JE

Approximate Gross Internal Area
3305 sq ft - 307 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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