



**Price**

**£600,000**

**Freehold**

4x  2x  2x 

**Dewlands, Godstone,  
Surrey, RH9**

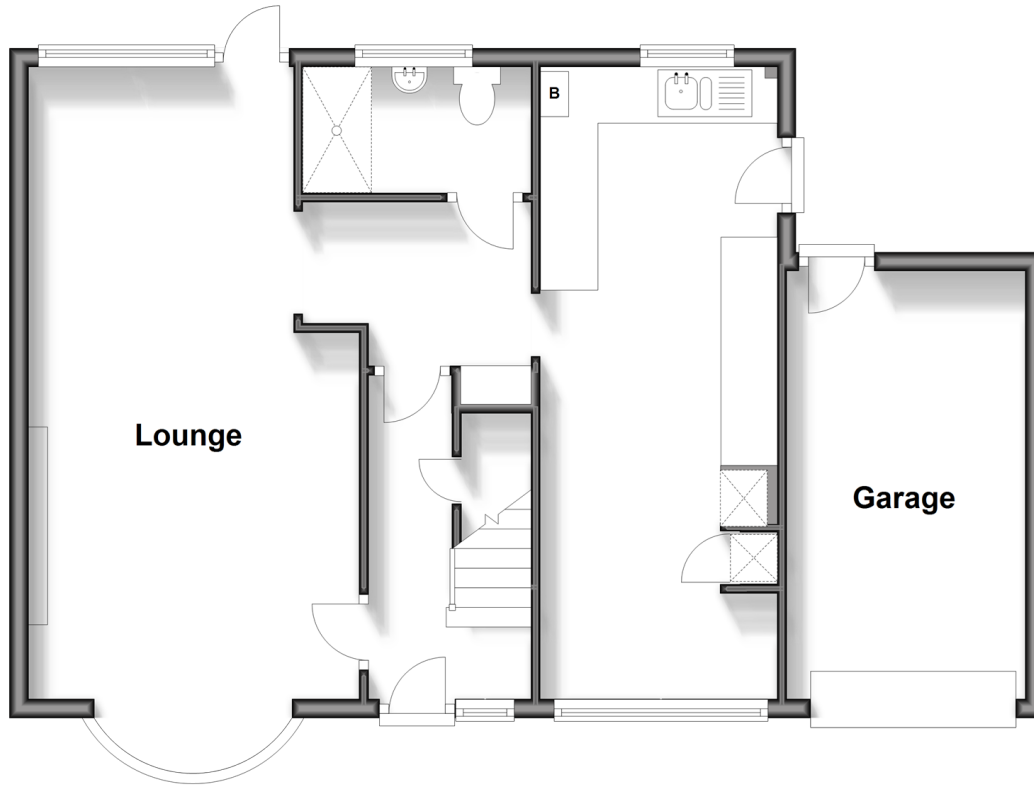
**OVER 60?**

Secure this property  
for up to **59% less!**

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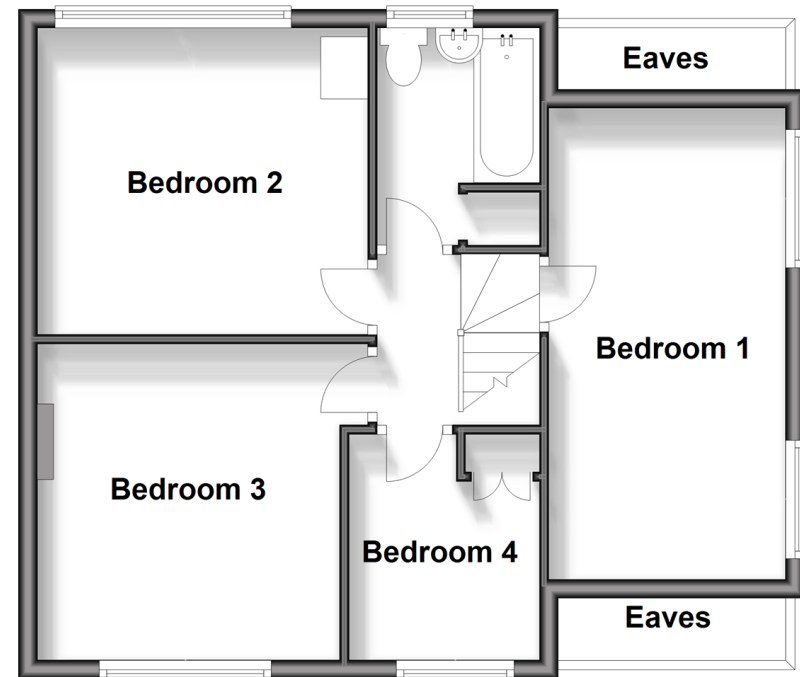
## Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



## First Floor

Approx. 50.2 sq. metres (540.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Lounge/Diner: 25'0 into bay x 11'0 (7.63m x 3.36m)  
Kitchen/Breakfast: 22'0 x 8'0 (6.71m x 2.44m)  
Shower Room with toilet: 7'0 x 4'0 (2.14m x 1.22m)

### FIRST FLOOR

Landing  
Bedroom 1: 16'7 x 8'7 (5.06m x 2.62m)  
Bedroom 2: 11'0 x 11'0 (3.36m x 3.36m)  
Bedroom 3: 11'0 x 10'0 (3.36m x 3.05m)  
Bedroom 4: 7'0 x 6'0 (2.14m x 1.83m)  
Bathroom : 7'0 x 6'0 (2.14m x 1.83m)

### OUTSIDE

Front Garden  
Driveway  
Garage  
Rear Garden



## Main features

- Driveway for two cars plus a single garage
- Large lounge with separate kitchen/breakfast room
- Close proximity to Godstone Village and the M25
- Low maintenance garden
- Downstairs shower room and family bathroom to the first floor

### Nearest Schools

Primary Schools: Godstone Village School 0.3 miles, St Catherine's Primary 1.5 miles, St John's CofE Aided Primary 1.6 miles

Secondary Schools: Caterham School 1.8 miles,

### Transport Information

Train Stations: Godstone 2.2 miles, Caterham 2.2 miles, Hurst Green 2.5 miles, Oxted 2.5 miles

### Address

Dewlands, Godstone, Surrey, RH9

### Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   0000	<b>CURRENT:</b> D(56)	<b>POTENTIAL:</b> B(34)
24407860/20240718/JE/LP		