



**RAYNERS**  
TOWN & COUNTRY

ASCONA, 10 RUSHTON AVENUE  
SOUTH GODSTONE, SURREY, RH9 8LA

# RUSHTON AVENUE

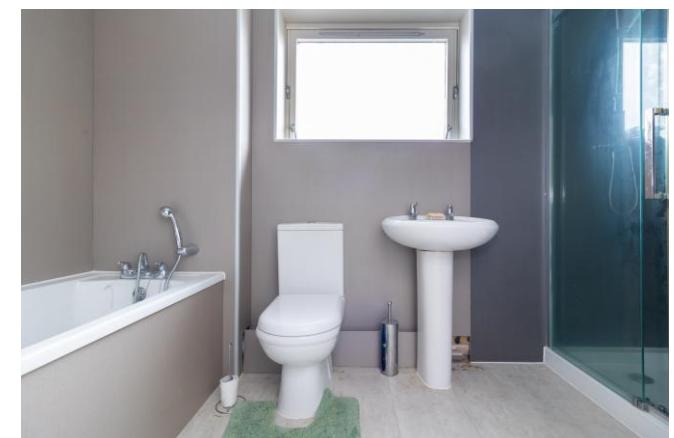
## SOUTH GODSTONE, SURREY, RH9 8LA

Guide Price £1,075,000

Rayners are delighted to present to the market this super spacious home located at the end of a cul de sac in a semi-rural setting just outside the pretty village of Godstone. The property extends to almost 3,500 square feet comprising of the main house which provides 4 double bedrooms and a family bathroom and the ground floor providing a large dual aspect lounge, dining room and a study along with the kitchen. The House also has an annexe providing a further double bedroom with an en-suite bathroom to the first floor and a living area and utility space on the ground floor. The property requires some updating and refurbishment but the scope is phenomenal offering a fabulous opportunity for the incoming purchaser to create an absolute 'wow'. There are two double garages that could also be incorporated into a refurbishment plan. Alternatively, they would provide an excellent facility for a car enthusiast or someone wishing to accommodate motorbikes etc.

To the rear of the house is a vast south westerly facing garden but in addition there is a paddock that would be perfect a home for a pony. This really is a rare find offering all the virtues of a country setting situated just outside of the village of Godstone which is centered around a picturesque green. Nearby is the popular town of Oxted which has a wide range of shopping facilities, shops, coffee bars, cinema, leisure center and restaurants. Junction 6 of the M25 is just over a mile away and links into the wider motorway network via the M25. There are superb schools locally for children of all ages. Viewing is highly recommended.







Ascona, 10 Rushton Avenue

**Additional information:**

Maintenance charge for private road- to be clarified through solicitors.



**Tenure: Freehold**   **Local Authority: Tandridge District Council**  
**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**Council Tax Band: G**

**EPC Rating: D**

[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

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