



High Street, Godstone, RH9 8LT

£650,000

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A Charming Period Village Home Surrounded by Countryside

Dating back to 1928 and originally forming part of a traditional working farmhouse, this delightful three-bedroom semi-detached residence seamlessly combines period character with modern-day comfort. Lovingly updated and meticulously maintained by the current owners, the property occupies a peaceful position along a private road, surrounded by protected countryside, yet enjoys the rare advantage of being just moments from the heart of the picturesque village of Godstone.

Offering an enviable blend of rural tranquillity and village convenience, this charming home provides bright and versatile accommodation together with beautifully established gardens, ample parking and a garage.

Ground Floor

A welcoming entrance hall immediately sets the tone for the home, with a characterful log-burning stove creating a warm and inviting atmosphere. From here, the accommodation flows naturally into the principal living spaces.

The comfortable living room is filled with natural light and provides an ideal setting for both relaxation and entertaining. To the rear, the well-appointed kitchen enjoys pleasant views over the garden and is fitted with a range of cabinetry, a pantry cupboard, Neff double oven and five-burner gas hob with extractor hood above, together with space for a fridge freezer. Ideally located just off the kitchen, the dining area, is a relaxing place to dine with views over the garden through the patio doors, bringing the outside in.

Adjoining the kitchen is a practical utility room, complete with sink, additional storage units, space for a washing machine and tumble dryer, and housing the gas-fired central heating boiler.

First Floor

The impressive principal bedroom enjoys a wonderful triple aspect, allowing natural light to flood the room throughout the day while offering attractive views of the surrounding greenery.

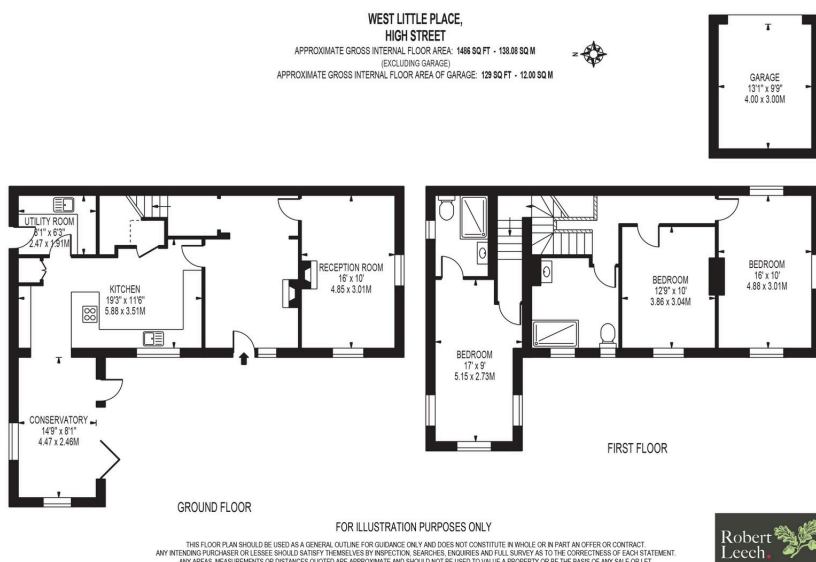
There are two further well-proportioned double bedrooms, all thoughtfully presented and ideal for family living, guests or home working. The first floor is served by two spacious shower rooms, providing both comfort and convenience.

Access is also available to a substantial loft space, complete with lighting and ladder, offering excellent storage potential.

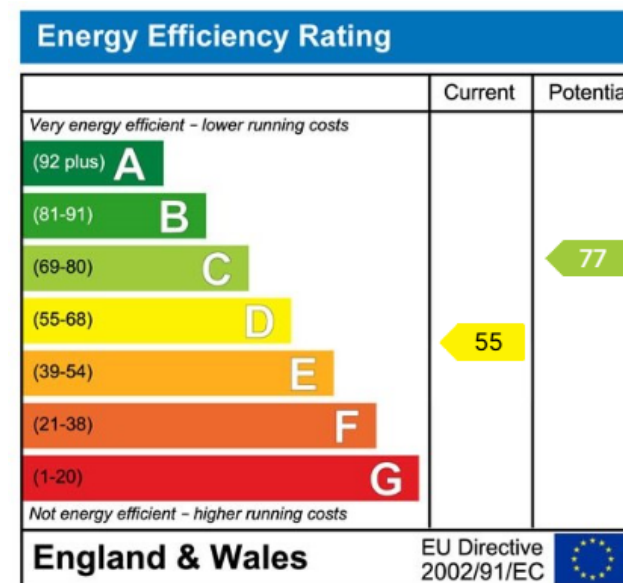
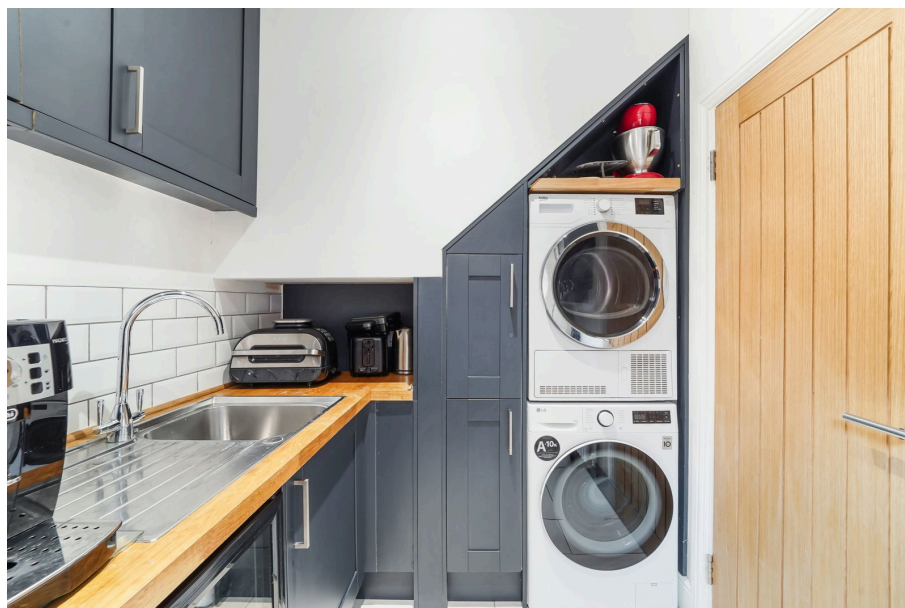
Parking - The property benefits from a single garage with an up-and-over door, together with private off-road parking for two or more vehicles.

Gardens - The gardens are a particular feature of the home, having been carefully cultivated over many years to create a beautiful and productive outdoor environment. Enclosed by a combination of traditional walls and hedges, the garden offers a degree of privacy and enjoys a delightful variety of mature





- Charming Character Semi Detached Cottage
- 3 Double Bedrooms, 1 Reception
- Reception Hall
- Extensively modernised to a high standard
- Two modern shower rooms
- Private Road location in the centre of Godstone Village
- Private Garden surrounding the property laid mainly to lawn
- Air Conditioned
- Single Garage and Parking area



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