



Lagham Road, South Godstone

Guide Price £375,000 – £400,000



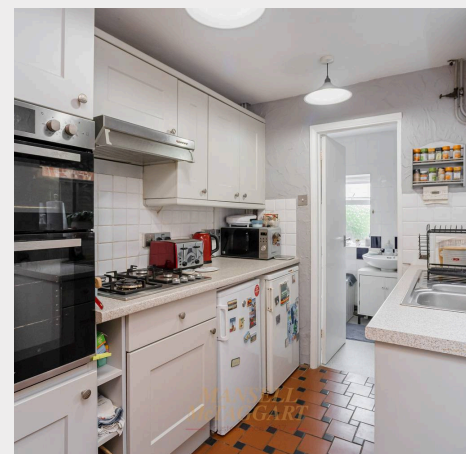
**MANSELL
McTAGGART**
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- Two double bedrooms and large single character home
- Set within South Godstone
- Two separate reception rooms
- Front living room with feature fireplace
- Sitting/dining room with wood flooring
- Fitted kitchen leading to bathroom
- Ground floor bathroom
- Character features throughout
- Long rear garden with established planting
- Council Tax Band 'C' and EPC 'tbc'

A characterful three bedroom home set within South Godstone, offering well-proportioned accommodation, two reception rooms and a long rear garden with established planting.

The property has a warm and individual feel throughout, with character features including exposed wooden flooring, timber internal doors, picture rail detailing and feature fireplaces. The front door opens directly into the living room, which has a front-facing window, wood flooring and an attractive fireplace forming the focal point of the room.



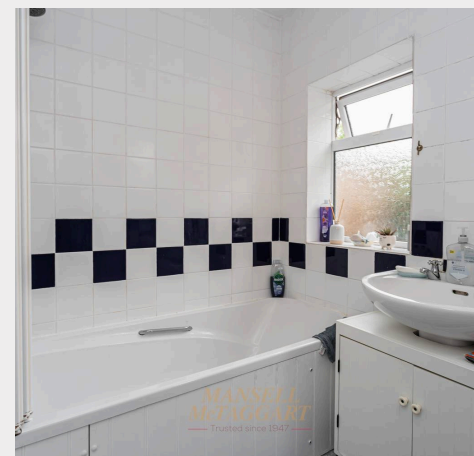
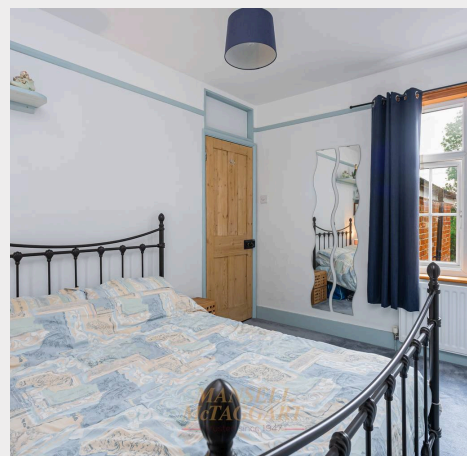
To the rear of the ground floor is a separate sitting/dining room, providing a further reception space with room for a dining table and additional furniture. This room continues the character feel of the home, with wood flooring, neutral decoration and access through to the kitchen.

The kitchen is fitted with a range of wall and base units, worktop space, an integrated oven, gas hob and space for appliances. From here, there is access through to the ground floor bathroom, which is fitted with a bath with shower over, WC and wash hand basin.

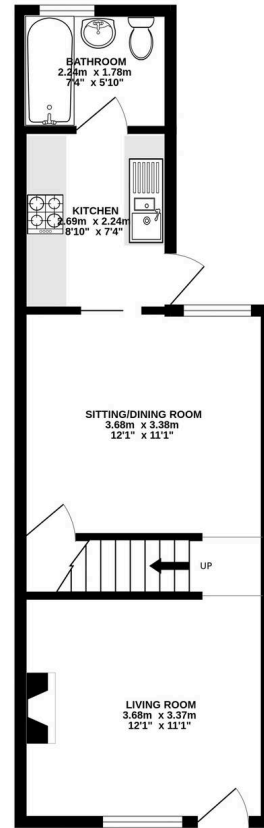
On the first floor, the property offers three bedrooms, which is a particular strength of the home. The main bedroom sits to the front and benefits from a feature fireplace, fitted storage and a good amount of natural light. The remaining bedrooms are well-proportioned, with one enjoying built-in storage and views towards the rear.

Outside, the rear garden is a standout feature. It extends a generous distance from the property and is arranged with patio seating areas, established borders, mature planting, lavender, shrubs and lawn. The garden has a private and established feel, offering plenty of space for outdoor seating, gardening and entertaining.

LOCATION - South Godstone is ideally situated in a semi-rural location, in between the villages of Lingfield, Godstone and Smallfield and offer a range of local amenities and a main line train station with frequent services to London. The property is within walking distance of Godstone train station, with trains to London via Redhill. The village primary school is also a short walk away. The larger towns of Horley and Oxted are approximately 5 to 6 miles distance respectively and the popular Lingfield racecourse is also nearby. The M23/M25 motorways are easily accessed from the village and Gatwick Airport is just 8 miles distance.



GROUND FLOOR
37.6 sq.m. (405 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (404 sq.ft.) approx.



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TOTAL FLOOR AREA: 75.1 sq.m. (809 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley

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