



**Lagham Road, South Godstone, RH9 8HF.**



**welcome to**

## **Lagham Road, South Godstone**

This beautiful three-bedroom period home is in the semi-rural village of South Godstone.

The property is a traditional Victorian house with two separate reception rooms, two bedrooms, one with an en-suite and the addition of a large loft conversion giving you three spacious bedrooms.

The large kitchen is elegant and contemporary with lovely wood worktops and range cooker. The property also benefits from a downstairs bathroom with bath and shower, as well as the upstairs en-suite. The beautifully established garden is 100ft long and has been lovingly tended to over the years. The garden also benefits from a nice patio area, perfect for alfresco dining, plus a combination of lawned areas, attractive shrubbery plus beautiful flowers. There is also a raised bed for vegetable growing and fruit trees. In addition, there is side access to the garden.

South Godstone offers the best of both worlds, beautiful countryside on your doorstep, plus easy access via train to Redhill and London. The Rail Station is only a couple minutes' walk from the property so a perfect location for commuters. The village also has an excellent primary school, beautiful Church, pub with restaurant, hairdressers plus handy petrol station and little shop for your convenience.

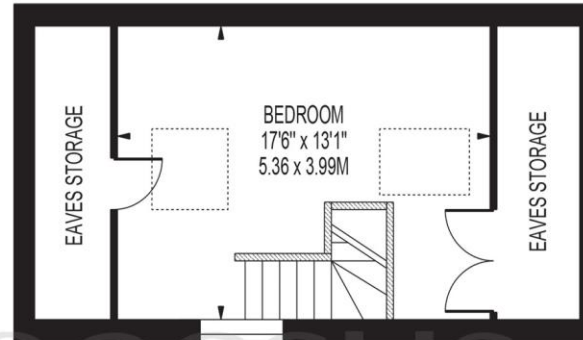


## LAGHAM ROAD

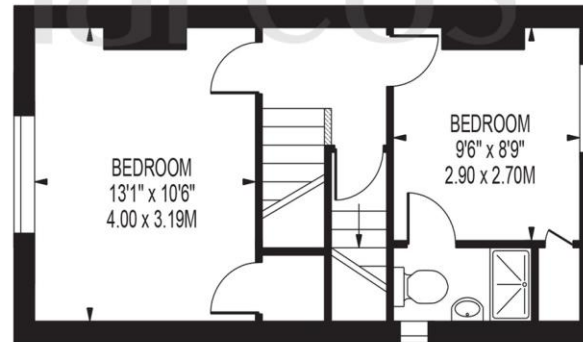
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1236 SQ FT - 114.86 SQ M

(INCLUDING EAVES STORAGE)

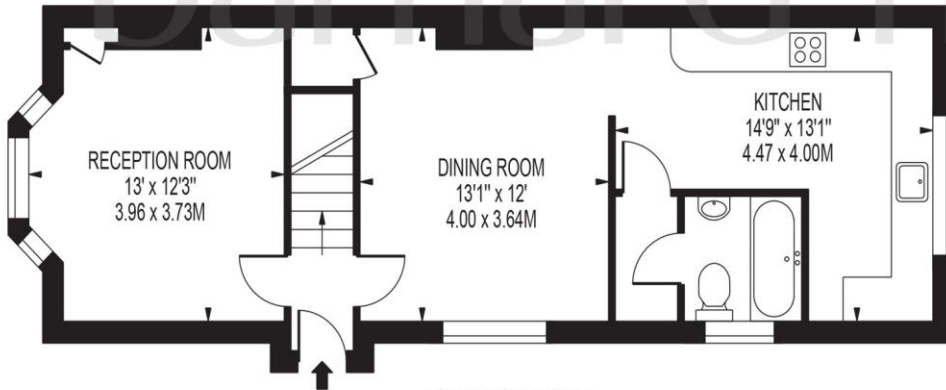
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 99 SQ FT - 9.20 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Lagham Road, South Godstone

- Three-bedroom Victorian semi-detached family home.
- Lounge with separate dining room.
- Downstairs bathroom & upstairs shower room.
- Off-road parking.
- Large principal bedroom in loft conversion.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/RDH103882](https://barnardmarcus.co.uk/Property/RDH103882)



Property Ref:  
RDH103882 - 0003

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