



Connells

Hunters Chase
South Godstone Godstone

Hunters Chase South Godstone Godstone RH9 8HR

for sale guide price
£625,000



An extended and beautifully arranged semi-detached family home offering approximately 1,745 sq ft of versatile accommodation across three thoughtfully designed floors along with a location that offers the perfect balance of connectivity and lifestyle.

Designed with modern family living in mind, the ground floor centres around a superb open-plan kitchen/dining space, enhanced by a vaulted ceiling with two Velux windows that flood the room with natural light. Bi-fold doors open seamlessly onto the south-facing rear garden, creating an ideal setting for both everyday living and entertaining, while a useful utility room provides practical support to the main living space.

To the front of the house, a generous bay-fronted sitting room offers a welcoming retreat, complete with a feature fireplace. A separate study provides excellent flexibility and could equally serve as a playroom or home office.

The first floor is well laid out with two comfortable double bedrooms alongside a smaller fourth bedroom, all served by a family bathroom and a separate WC.

The second floor is dedicated to an impressive primary bedroom suite, featuring a sleek en-suite shower room and access to useful eaves storage.

Outside, the south-facing rear garden has been thoughtfully arranged with a patio entertaining area leading onto an expanse of lawn, with the added benefit of a store shed. To the front, driveway parking is available for several vehicles.



Ground Floor

Entrance Hallway

Living Room

22' 1" x 11' 8" (6.73m x 3.56m)

Kitchen/Diner

20' 7" x 11' 11" (6.27m x 3.63m)

Utility Area

10' 1" x 7' 9" (3.07m x 2.36m)

Study

11' 5" x 7' 3" (3.48m x 2.21m)

First Floor

Landing

Bedroom Two

13' 1" x 11' 1" (3.99m x 3.38m)

Bedroom Three

13' 1" x 10' 8" (3.99m x 3.25m)

Bedroom Four

9' 11" x 7' 6" (3.02m x 2.29m)

Bathroom

8' 10" x 4' 11" (2.69m x 1.50m)

W.C

Second Floor

Landing

Bedroom One

16' 11" x 16' 2" (5.16m x 4.93m)

En-Suite Shower Room

8' 1" x 5' 6" (2.46m x 1.68m)

Outside

Rear Garden

Driveway Parking

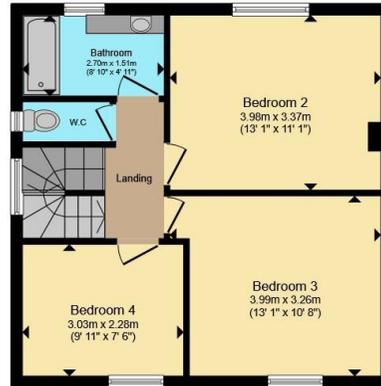




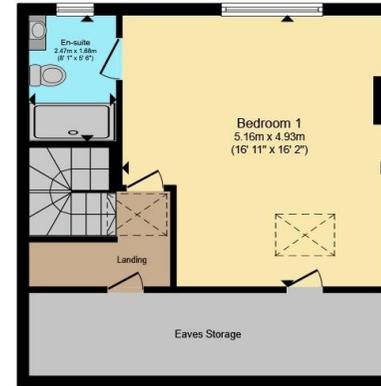




Ground Floor



First Floor



Second Floor

Total floor area 162.1 m² (1,745 sq.ft.) approx

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T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

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Tenure: Freehold

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