



RAYNERS  
TOWN & COUNTRY

HIGH STREET  
GODSTONE, SURREY, RH9 8LT



# 51a HIGH STREET

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Guide Price £900,000

Rayners are delighted to present this charming chain free three double-bedroom detached bungalow, nestled at the end of a cul-de-sac in the heart of the picturesque village of Godstone. A standout feature of this fabulous bungalow is its unique position on a quiet lane, offering serene views of the nature reserve.

Upon entering the property, you are welcomed by a spacious entrance hall, currently utilized as a dining area by the vendors. The kitchen, generously sized and offering lovely views over the fields, adds to the home's charm. The large lounge extends into a conservatory, providing direct access to the mature gardens, perfect for relaxation and outdoor entertaining.

The property was thoughtfully extended 20 years ago, now boasting three double bedrooms, with the master bedroom featuring an en suite. In addition to off-street parking, there is a detached garage equipped with power, lighting, and a power point for an electric car. The property has been well maintained by the current owners, providing a foundation for those looking to update and personalize their home. This bungalow offers a rare opportunity to create your dream home in a tranquil and sought-after location. Don't miss out on this fantastic offering in beautiful Godstone.

This popular village boasts excellent walks along the North Downs and features charming pubs, convenience stores, a primary school, a nursery, and coffee shops. For a wider range of shopping and services, Caterham and Oxted are easily accessible.











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

**Council Tax Band: F**

**EPC Rating: D**

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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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