



2 YEW TREE COTTAGES, GODSTONE GREEN  
GODSTONE, SURREY, RH9 8DZ



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GUIDE PRICE £350,000

Step into the timeless charm of 2 Yew Tree Cottages, a delightful period home nestled in the heart of historic Godstone Village. Built circa 1800, this brick mid-terrace cottage is tucked away along a pedestrian-only pathway, offering peace and character in equal measure. Inside, the property retains many original features, complemented by gas-fired central heating and elegant Georgian-style windows. Outside, a small garden greets you at the front, while to the rear a private courtyard garden with storage shed provides the perfect retreat. The location is as appealing as the cottage itself, with Godstone Village amenities just moments away, including a post office, bakers, chemist, and a variety of coffee shops, pubs, and restaurants. Families will appreciate the nearby primary school, while leisure opportunities abound with local tennis and bowls clubs and direct access to beautiful Greenbelt countryside. For commuters, Junction 6 of the M25 is only a mile away, and mainline railway stations at Oxted, Caterham, and South Godstone ensure excellent connectivity.

2 Yew Tree Cottages combines period character with modern convenience, making it a rare opportunity to own a piece of village history in a truly enviable setting. End of Chain.

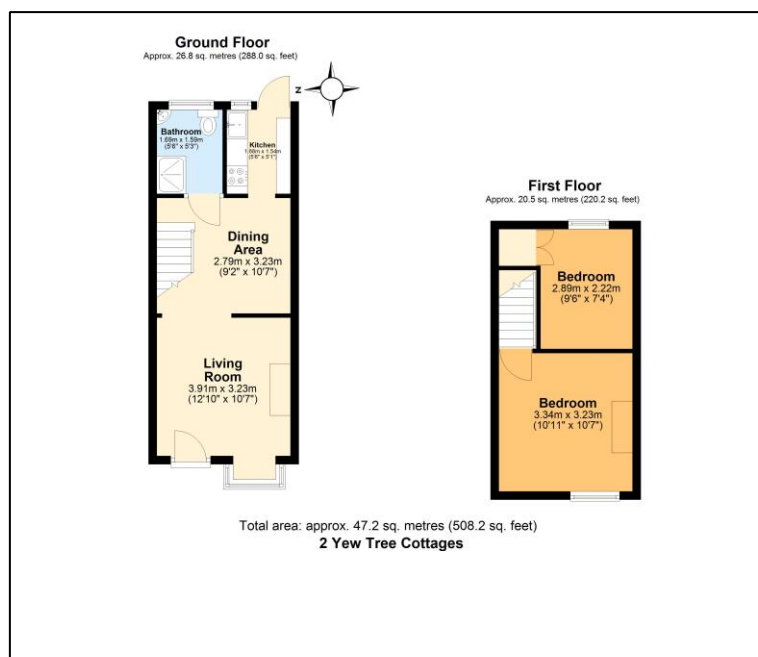
**Tenure: Freehold**

**Local Authority: Tandridge District council**

**EPC Rating: D**

**Council Tax Band: C**

**This information has been provided by the seller and will need to be verified through solicitors.**



## SALES

2 GLEBE ROAD, WARLINGHAM, SURREY, CR6 9NJ

01883 622 258

enquiries@raynersproperties.com

www.raynersproperties.com

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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