



RAYNERS
TOWN & COUNTRY

**BROCK COTTAGE, 6 RUSHTON AVENUE
SOUTH GOSTONE, SURREY, RH9 8LA**

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This attractive detached residence offers well-proportioned accommodation and extensive grounds in a desirable rural setting at the end of a private road. The property comprises four bedrooms and a large family bathroom featuring both a bath and a separate shower. The ground floor includes a spacious lounge, formal dining room, well-appointed kitchen/breakfast room, utility area, and a study providing an ideal space for home working. Externally, the property benefits from a range of garages and outbuildings, including a converted stable offering substantial storage. The extensive grounds provide ample opportunity for outdoor pursuits and are well suited to equestrian use or a variety of hobbies. This property presents an excellent opportunity to acquire a versatile home with generous accommodation and outstanding potential in a peaceful location.

This really is a rare find offering all the virtues of a country setting situated just outside of the village of Godstone which is centered around a picturesque green. Nearby is the popular town of Oxted which has a wide range of shopping facilities, shops, coffee bars, cinema, leisure center and restaurants. Junction 6 of the M25 is just over a mile away and links into the wider motorway network via the M25. There are superb schools locally for children of all ages. Viewing is highly recommended.







- Please note this is a private lane maintained by residents.
- Once a year farmer has right of access to cut boundary hedge on to field.
- The property also has solar panels which are owned by the seller and produce an income of £3000/4000 per year and also provide constant hot water.

Tenure: Freehold Local Authority: Tandridge Council Council Tax Band: F EPC Rating: B
VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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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