



RAYNERS
TOWN & COUNTRY

16 WILLIAM WAY
GODSTONE, SURREY, RH9 8FG

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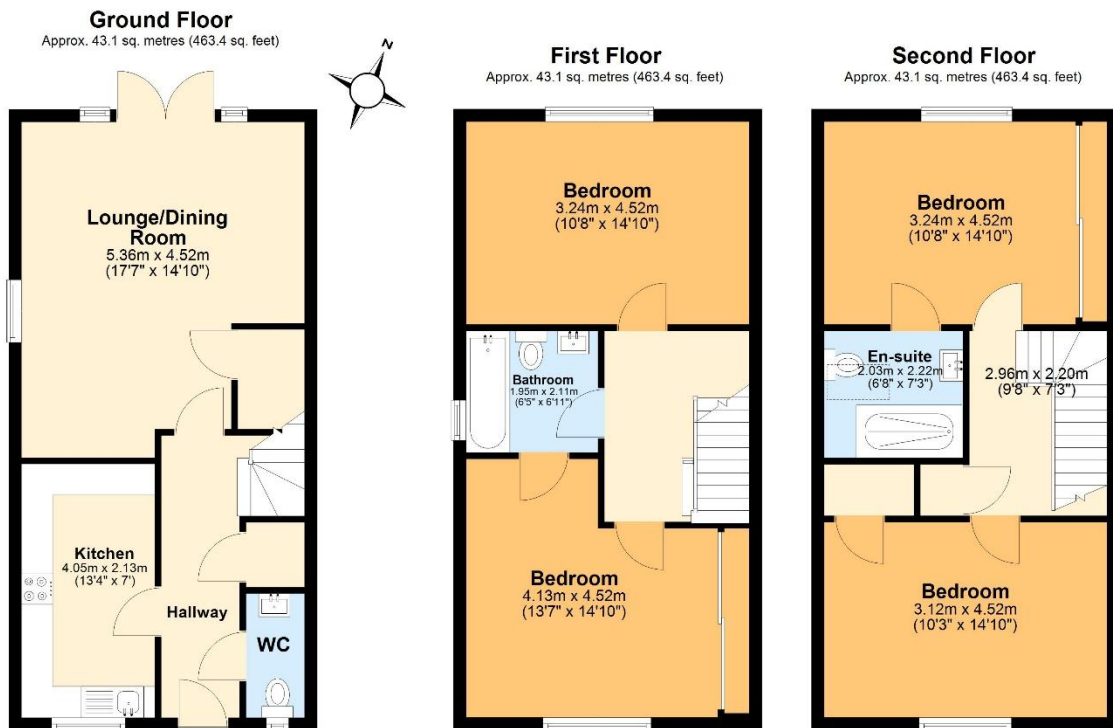
OFFERS IN EXCESS OF £575,000

A beautifully presented four-bedroom end-terrace home arranged over three spacious floors, offering stylish modern living within a peaceful private development in the heart of Godstone Village. The property comprises four generous double bedrooms, including a principal bedroom with en-suite, a contemporary family bathroom, a modern integrated kitchen, and a spacious reception room with doors opening onto a private rear garden, creating an ideal space for both relaxing and entertaining. Externally, the property benefits from two allocated parking spaces and access to electric vehicle charging points. Ideally positioned close to the centre of Godstone Village, residents can enjoy a charming selection of local amenities including the picturesque village pond and green, primary school, independent shops, traditional pubs, restaurants, and tea rooms.

The nearby towns of Caterham and Oxted provide a wider range of shopping and leisure facilities, while Oxted mainline station offers direct services to London in approximately 45 minutes. Junction 6 of the M25 is also easily accessible, providing convenient links to the motorway network, Channel Tunnel, Dartford Crossing, Heathrow, and Gatwick Airports.







Additional Notes

Please note there is currently temporary disruption in the surrounding area due to a nearby road collapse. Access is presently available via the village direction only. Further details are available upon request when arranging a viewing.

Communal service charges approximately £380 p.a

Japanese Knotwood identified on original site in 2017- annual inspections due to be all clear by 2031 please check for further details

Information supplied by sellers to be verified through solicitors

Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: E

EPC Rating: B

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Warlingham@raynersproperties.com

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