



High Street, Godstone

In Excess of £575,000



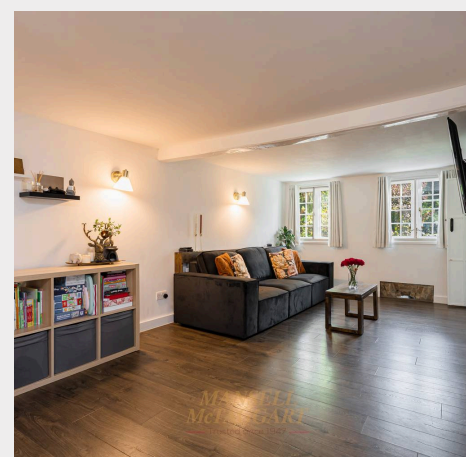
**MANSELL
McTAGGART**
— Trusted since 1947 —



- 3 good sized bedrooms
- Charming Victorian cottage with period features
- Stylish modern kitchen/dining room
- Principal bedroom with dressing room
- Separate study and cellar ideal for home working or a further reception rooms
- Well proportioned and landscaped garden
- Off-road parking
- Vibrant village centre location
- Council Tax Band 'E' and EPC 'D'

Mansell McTaggart are delighted to present this charming Victorian cottage, situated in the sought-after village of Godstone, Surrey. Beautifully modernised throughout, this appealing three-bedroom home combines period character with contemporary living, complemented by a separate study, generous cellar, attractive garden and off-road parking.

The property immediately catches the eye with its attractive white-rendered facade, traditional tiled roof and welcoming entrance porch. Stepping inside, the living room offers a warm and inviting atmosphere, centred around a characterful exposed brick fireplace with a wood-burning stove beneath a stone lintel. The room is finished with modern flooring and neutral decor, creating a comfortable space to relax and unwind. A separate study provides an ideal space for home working or a quiet retreat. The kitchen/dining room has been modernised to create a stylish and practical space, featuring contemporary dark cabinetry, contrasting work surfaces and ample storage. There is plenty of workspace for food preparation, alongside an integrated oven and hob.



A window overlooking the garden brings in natural light, while the dining area provides an ideal setting for everyday meals and entertaining.

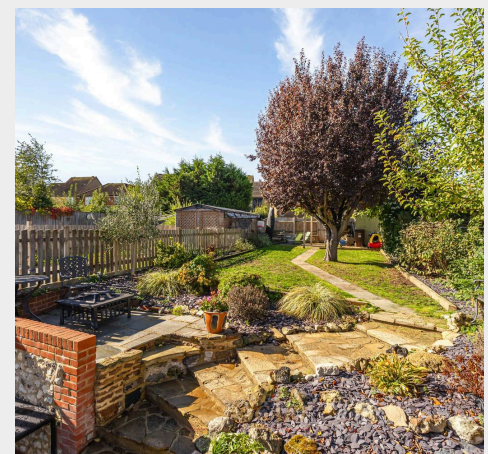
Stairs lead to the first floor, where three well-presented bedrooms and the family bathroom can be found. The principal bedroom is a bright double room with neutral decor and a separate dressing room, providing useful additional storage. The second bedroom is another comfortable room, ideal for family or guests, while the third offers flexibility as a child's bedroom, guest room or home office. The contemporary family bathroom comprises a panelled bath with shower over and glass screen, wash hand basin and WC, complemented by light tiling and an exposed timber beam.

A further highlight is the substantial cellar, accessed from the ground floor. Featuring exposed stonework, attractive arched openings and brick steps, this characterful space offers generous additional storage and potential for hobbies or other ancillary uses, subject to suitability.

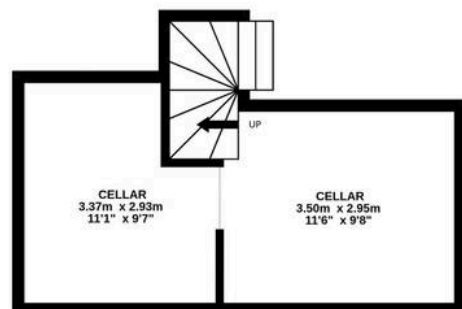
Outside, the established garden offers a lovely setting to relax or entertain, with a combination of paved seating areas, lawn and mature planting. Established shrubs and greenery add colour and interest, while the patio provides space for outdoor dining during the warmer months.

To the rear, a private driveway provides valuable off-road parking for approximately one to three vehicles, adding further practicality to this appealing village home.

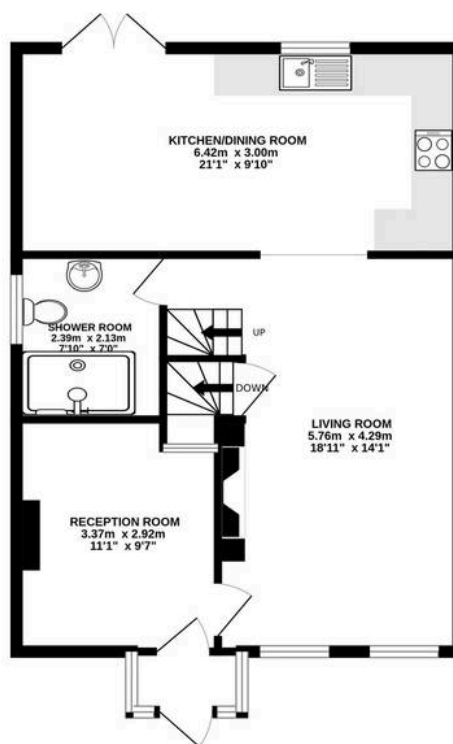
Combining the charm of a traditional Victorian cottage with modern comforts and versatile accommodation, this delightful property offers a wonderful opportunity to enjoy village living in Godstone. An internal viewing is highly recommended to fully appreciate the character, presentation and space on offer.



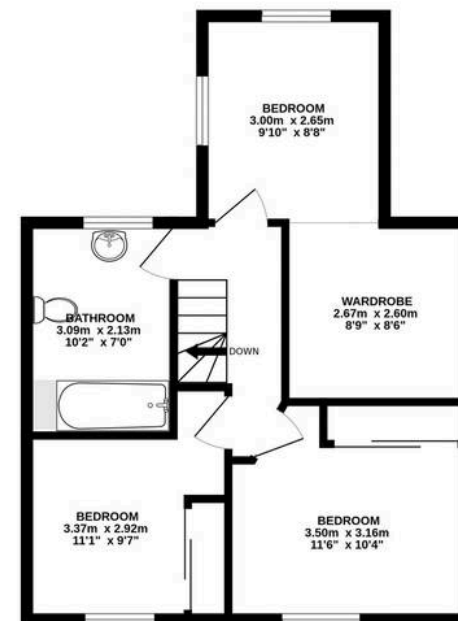
BASEMENT
21.3 sq.m. (230 sq.ft.) approx.



GROUND FLOOR
56.7 sq.m. (611 sq.ft.) approx.



1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



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TOTAL FLOOR AREA : 123.0 sq.m. (1323 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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