



RAYNERS
TOWN & COUNTRY

94A HIGH STREET
GODSTONE, SURREY, RH9 8DP

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OFFERS IN EXCESS OF £400,000

Rayners are delighted to present Kimmeridge, a Grade II Listed 3 bedroom weatherboarded property nestled in the heart of the village near The Green.

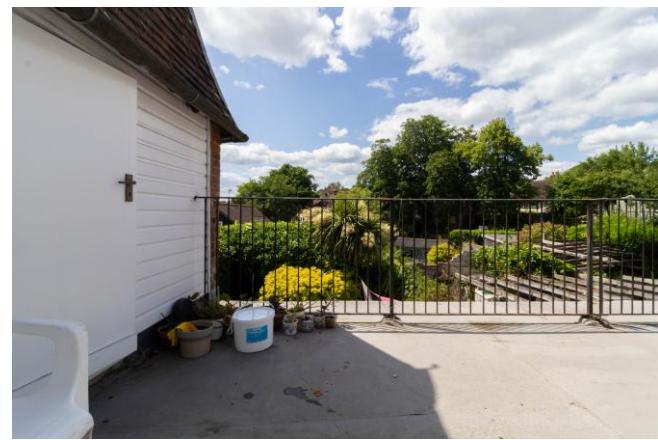
On the market for the first time in many years, this quirky property offers a blend of cottage charm and modern convenience. The entrance hall leads to a useful W/C, a well-proportioned kitchen and a welcoming living room with a cosy open fireplace. Patio doors lead out to a private courtyard garden. (Also accessible through a gate to the twitten.)

Upstairs, original beams bring period character to the three bright and comfortable bedrooms which are arranged across the first and second floors. The family bathroom leads out to a potential roof terrace.

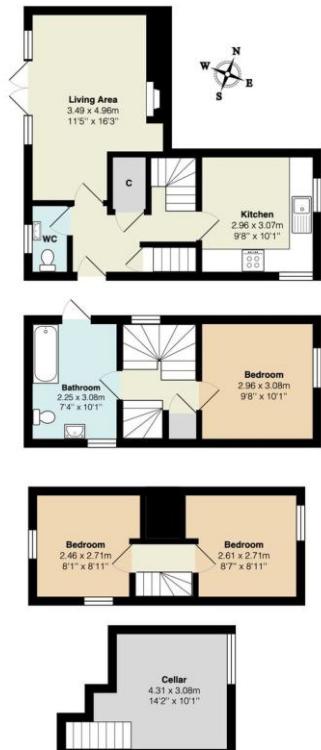
On the lower ground floor, a cellar benefiting from power, heating and both natural and artificial light, presents a practical option for conversion into a home office or hobby room.

While there are no allocated parking spaces, on-street parking is usually readily available outside. Kimmeridge is perfectly placed for village life with a range of local amenities within easy walking distance, including a post office, bakers, chemist and selection of cafes, pubs and restaurants. Godstone Village has a local primary school, tennis and bowls clubs and direct access to Greenbelt countryside. Junction 6 of the M25 is around a mile away and mainline railway stations are nearby in Oxted, Caterham and South Godstone.





94a Highstreet



Total Area: 88.8 m² ... 955 ft²

All measurements are approximate and for display purposes only

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: D

EPC Rating: D

Additional info –

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

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

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