



RAYNERS
TOWN & COUNTRY

PLUMCAKE COTTAGE
GODSTONE GREEN

PLUMCAKE COTTAGE, GODSTONE GREEN, GODSTONE. RH9 8DZ

Plumcake Cottage is a unique new 'barn style' conversion and now comprises an exceptional character two storey detached home in the heart of Godstone Village.

The property provides beautifully presented accommodation with its own private garden and off road parking for 2/3 cars and is ideally located within a conservation area yet a few minutes walk of the Village Green and a range of local amenities.

Features include contemporary fitted kitchen with french doors onto the garden, spacious open plan living area, stylish bathroom with feature window, downstairs cloakroom and two bedrooms. The property has been thoughtfully designed with a high level of specification and attention to detail throughout.





Specification includes

Gas Fired Central Heating: Underfloor to ground floor and Radiators to first floor

Amtico flooring to ground floor and bathroom

Carpeting to first floor and stairs

Contemporary fitted kitchen with integrated washer/dryer, fridge/freezer, and dishwasher

Corian worksurfaces

Double glazed windows

Oak finished internal doors with contemporary chrome door furniture

Oak finished staircase balustrading


Luxury contemporary bathroom

External lighting

Lawned private garden with natural sandstone patio

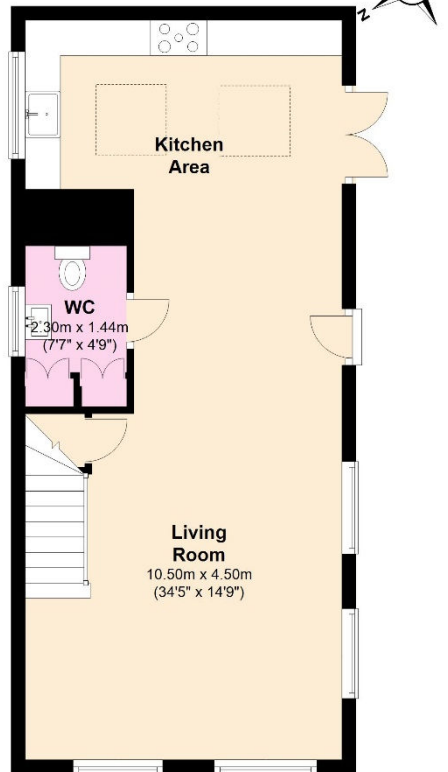
Cobbled style parking area for two/three cars

Tenure - Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

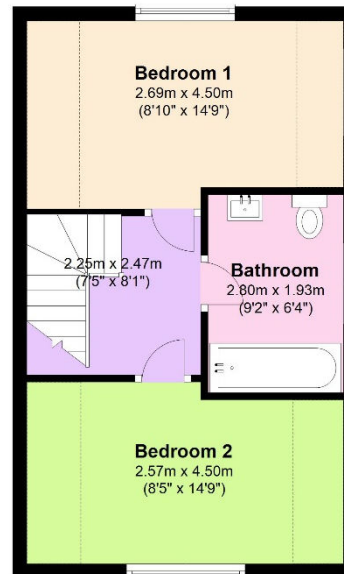
Ground Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 81.9 sq. metres (881.3 sq. feet)



Location

Plumcake Cottage is ideally located in the heart of historic Godstone within moments of the village green, pond and local amenities. This delightful village boasts a selection of cafes, pubs and restaurants, post office and local shops together with a range of recreational facilities including tennis and bowls clubs and many countryside walks on the doorstep.

Godstone is ideally situated for communication links offering easy access to the M25 motorway at Junction 6. Mainline railway stations are found locally at South Godstone and Oxted both within 3 miles and the larger towns of Oxted and Caterham provide a range of shopping, recreational and sports facilities.

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynerstc.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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