



RAYNERS
TOWN & COUNTRY

HIGH STREET
GODSTONE, SURREY, RH9 8DT

This unique house holds all the kerb appeal of a chocolate box cottage belying the spacious interior of a family house. From the outside the property sits well within the popular village location and presents as a wonderfully, quaint character cottage. On entering it becomes apparent that this home offers so much more. The flexible accommodation includes a spacious living room with a traditional feature fireplace and beamed ceiling as well as a snug which is in the basement. The kitchen retains a country feel whilst providing all the expected modern conveniences and leads out onto a lovely courtyard garden which really gives the opportunity to 'bring the outside in'. Just off the kitchen is a study area or further reception room as well as a separate, vaulted dining room. The main part of the house has three double bedrooms over two floors as well as two generously proportioned bathrooms. One of the many unique selling points of this property is the converted stable at the rear which provides a further self contained annexe, with a living area, shower room, bedroom and kitchen (currently used as a utility room for the main house). In our opinion this truly stunning home oozes character and charm whilst still providing a practical and sizeable family home. With just too many features to mention it really needs to be viewed to be fully appreciated.









Tenure: Freehold Grade II Listed Building Local Authority: Tandridge District Council Council Tax Band: F

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

EPC Rating: E

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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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