



**RAYNERS**  
TOWN & COUNTRY

**EASTBOURNE ROAD**  
**SOUTH GODSTONE, SURREY, RH9 8JQ**

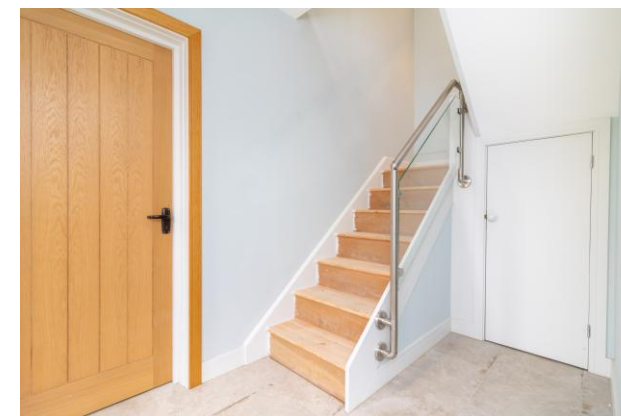


# HAY COTTAGE, EASTBOURNE ROAD

SOUTH GODSTONE, SURREY, RH9 8JQ

Guide Price £450,000

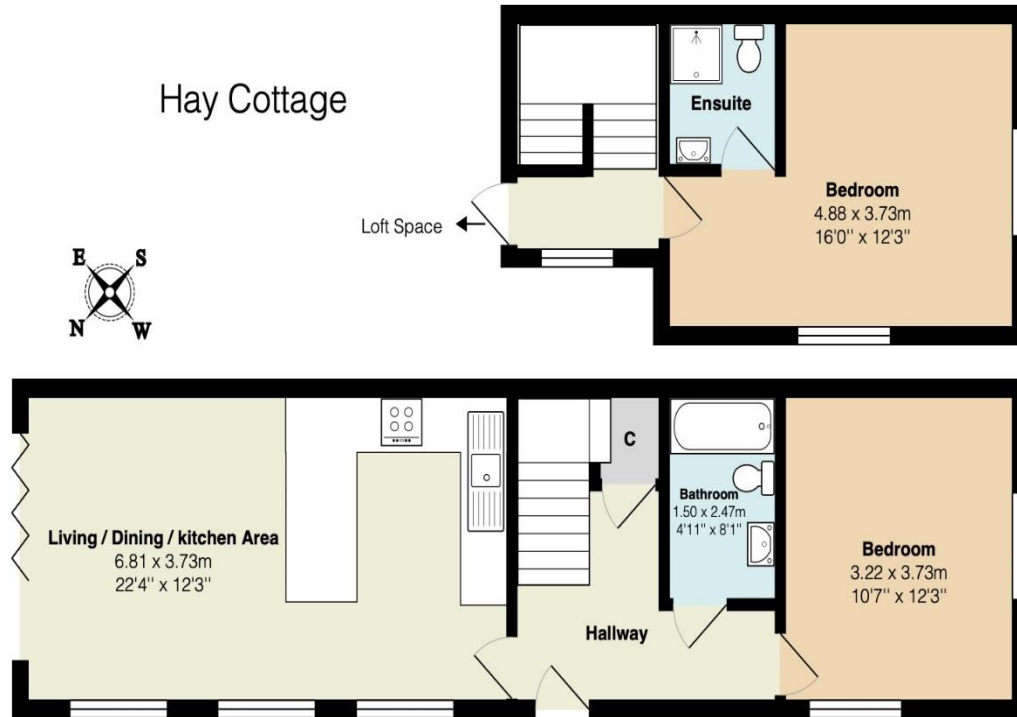
Rayners are delighted to market this recently constructed contemporary coach house inspired residence where convenience comfort and style converge seamlessly. The heart of the home is a 22ft kitchen/living room which radiates natural light and is perfect for both relaxation and entertaining. The ground floor offers flexible accommodation and currently features a double bedroom and a well appointed bathroom whilst upstairs boasts another double bedroom with an ensuite shower room. Outside the property boasts driveway parking for two cars with electric charging point and a private rear garden offering ample space for outside enjoyment and relaxation. Situated in a sought after and easily accessible location within Surrey's Tandridge district, this residence balances countryside with good transportation links. Godstone station nearby provides access to East Croydon onto London Bridge whilst Junction 6 of the M25 is easily reached via the A22 which provides access to the greater motorway network and a short distance to Gatwick Airport. Viewing is Highly Recommended !







## Hay Cottage



Total Area: 76.5 m<sup>2</sup> ... 823 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Tenure: Freehold**  
**Local Authority: Tandridge District Council**  
**Council Tax Band: TBC**  
**EPC Rating: B**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://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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