



RAYNERS
TOWN & COUNTRY

**CLUB COTTAGE, GODSTONE GREEN
GODSTONE, SURREY, RH9 8DY**

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GUIDE PRICE £775,000

Overlooking Godstone Green, Club Cottage is an attractive period property that has been tastefully renovated to combine traditional character with modern convenience. This charming home offers exceptionally spacious accommodation arranged over three floors, full of character features including fireplaces and wooden flooring that enhance its warm and inviting atmosphere. The property provides well-proportioned family accommodation, including four generous double bedrooms and the added benefit of a separate office, ideal for home working. The heart of the home is a beautifully crafted bespoke kitchen, thoughtfully designed with handmade fittings and featuring discreet, hidden access to a separate utility room. The property also benefits from part underfloor heating, adding further comfort alongside its period charm.

Club Cottage retains many original features while offering practical modern living, creating a wonderful balance between character and functionality. Situated in the heart of the village overlooking the green, the property enjoys immediate access to a range of local amenities including the village school, independent shops, traditional pubs and a variety of sporting facilities. The surrounding countryside offers numerous scenic walking routes right on the doorstep. The nearby towns of Oxted, Caterham and Redhill provide more extensive shopping facilities, supermarkets, restaurants and leisure centres, along with mainline railway stations offering direct services to Central London. Junction 6 of the M25 is also conveniently close, providing excellent road connections.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: E

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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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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