



RAYNERS  
TOWN & COUNTRY

20 IVY MILL LANE,  
GODSTONE, SURREY, RH9 8NH

# 20 IVY MILL LANE GODSTONE, SURREY, RH9 8NH

OFFERS IN EXCESS OF £700,000

A three-bedroom detached home ideally positioned within easy walking distance of the picturesque Godstone Green and the village's range of local shops, cafés and everyday amenities.

The property offers spacious and versatile accommodation throughout. On the ground floor there are two well-proportioned reception rooms, providing flexible living and entertaining space, alongside a kitchen/breakfast room which enjoys views over the rear garden and offers ample space for dining.

Upstairs, the property comprises three comfortable bedrooms served by a family bathroom, making the home ideal for families or those looking for additional space.

Externally, the property benefits from a large frontage with a driveway providing off-road parking for several vehicles. There is also a garage outbuilding, offering excellent storage or potential for workshop use. To the rear is a generous, level garden mainly laid to lawn, providing a wonderful outdoor space for families, entertaining or gardening.

Situated in a highly desirable village location, the home is just a short stroll from the historic green, local amenities and village life, while still offering convenient access to surrounding towns and transport links.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: F**

**EPC Rating: TBC**

**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

Sales  
01883 622 258  
Enquiries@raynersproperties.com

Lettings  
01883 622 244  
Enquiries@raynersletting.com

Land & New Homes  
01883 744 344  
Warlingham@raynersproperties.com

**RAYNERS**  
TOWN COUNTRY