



WOODCOTE
SOUTH GODSTONE



REAR OF DEVELOPMENT

Robert
Leech



W.R.
NEWLAND
&
SONS LTD

Apartment 3

2 Bedroom

First Floor

£297,500

THE DEVELOPER —

Woodcote has been built and developed by W. R. Newland & Sons, who remain owned and staffed by the third generation of the family. They have, over the years, earned a reputation for designing and building high specification quality homes within the local area.

OVERVIEW —

Woodcote is a development of 8, one and two bedroom apartments in South Godstone. This apartment has been designed to suit all buyers who are looking for a stylish open plan apartment that offers great quality and extras. First time buyers will love the opportunity to put their own stamp on this contemporary finish.

DETAILS —

- Ready for occupation
- 2 bedrooms, 1 bathroom
- Living space 678 sq ft
- Underfloor heating
- Bosch integrated appliances
- Open plan living / dining / kitchen area
- Gated parking - 1 allocated parking space
- 4 unallocated parking spaces for visitors
- 999 year lease (Start 2020)
- Ground rent £0
- Service charge £1500 per annum
- LABC 10 year new homes warranties will apply
- Help to Buy Available



APARTMENT 3 —

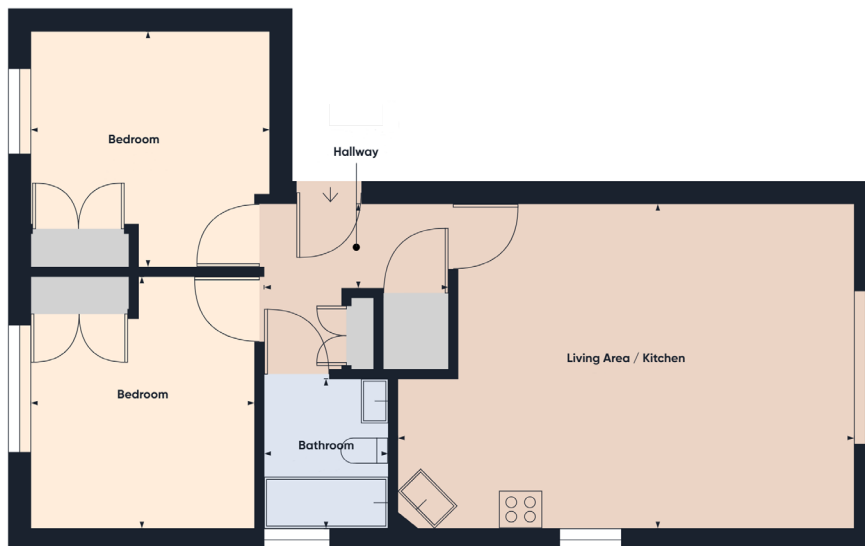
As you enter your apartment you will notice the size of the useful hallway, handy for storing coats, displaying photos or creating your own library.

You will be delighted by the styling of the open plan Stoneham kitchen featuring Bosch appliances, curved quartz stone worktop, double glazed windows and chrome features. The open living space has been designed to ensure you have plenty of room to both relax and fit in a table to entertain your family and friends.

The bedrooms have been carefully designed with room for a good sized bed together with fitted wardrobes.

Added features to set the apartment apart from others, include oak veneer doors, chrome fitting furniture and specialist Nu-heat wet underfloor heating system to all rooms.

The development benefits from secure gated parking as well as communal grounds and cycle stores.



ROOM DIMENSIONS

Living Area	5.68m	x	4.68m	18'7	x	15'4	max
Kitchen	2.70m	x	2.20m	8'10	x	7'2	
Bedroom 1	3.22m	x	3.66m	10'6	x	12'0	incl. wardrobe
Bedroom 2	3.47m	x	3.42m	11'4	x	11'2	incl. wardrobe

Total Internal Area 678 sq ft 63 sq m



Floorplans shown for Woodcote are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for appliance sizes or items of furniture.



LOCATION —

Situated in South Godstone and within walking distance of Godstone Station and a convenience store, Woodcote is surrounded by villages and towns which provide an array of amenities. The quintessential village of Godstone, 2 miles north of the development, has a pretty village green & cricket ground, post office, convenience store, pubs and restaurants.

Further afield, Oxted offers a range of boutiques, coffee shops, bars, bistros and restaurants, supermarkets including Waitrose and Morrisons, leisure centre with swimming pool and an independent cinema.

The historic village of Lingfield is centred around its picturesque pond. There are a good variety of local shops, restaurants, and village pubs. The village is also home to the famous Lingfield Park Race Course which hosts numerous events and has an excellent golf course.

South Godstone is on the doorstep of the North Downs and the beautiful wooded Surrey Hills, which together offer some of the best walking country in the whole of the South East.



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Internal photography of showhome.

**Robert
Leech** 