



68 Lagham Park,
South Godstone,
RH9 8EP

Guide price of £650,000



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Robert
Leech. 

68 Lagham Park, South Godstone, RH9 8EP

Beautifully presented throughout this detached property occupies a private position on one of South Godstone's most sought after roads. Backing onto open fields with an area of private woodland this property offers the feeling of being in an isolated position whilst still being close to local amenities and transport links.

The ground floor accommodation comprises a porch, entrance hall, cloakroom, lounge/dining room and kitchen. The L-shaped lounge/dining room offers ample space for dining and socialising with the living space centered around a feature fireplace with large windows to the front and french doors with side lights giving access to the rear garden at the back. The kitchen is fitted with traditional shaker style wall and base units, granite effect worktops and space for appliances. There is also a useful storage cupboard/pantry under the stairs and access to the side of the house and detached garage from the kitchen.

Upstairs there are three bedrooms and a family bathroom as well as an en-suite to the master bedroom. The master bedroom also benefits from an abundance of built in storage as well as a walk-in dressing area whilst the en-suite is made up of an over the bath shower, hand basin and W/C. Bedroom two is dual aspect with plenty of space for a double bed and other bedroom furniture with the third bedroom also being a double and the family bathroom completes the upstairs accommodation.

Outside there is a mature front garden and driveway for two or more cars, a single detached garage and side access to the rear garden. The rear garden is mostly laid to lawn with a patio area directly at the back of the house. There is a large garden shed and beyond the rear fence there is an area of private woodland backing onto open farmland.

- Detached Family Home
- 3 beds, 2 baths, 1 recep
- Desirable residential road
- Driveway and Garage
- Large garden and private woodland
- Freehold
- Living space 1,117 sq ft
- Tandridge District Council
- Council tax band F, £3,148.63pa
- EPC rating D (56)



2.7 miles
Godstone



9.5 miles
Gatwick
Airport



0.4 miles
Godstone
Station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

Situated on a desirable residential road in the heart of South Godstone village, a short walk from a convenience shop and Godstone Railway Station. A larger variety of shops and facilities can be found in Oxted, approximately 4.5 miles away, where there is a selection of supermarkets, a cinema, leisure centre (with swimming pool), a selection of boutiques, pubs and restaurants.

For commuters, there are rail services from Godstone Railway Station (only a short walk) into London (via Redhill or Tonbridge). The motorway network can be accessed at Junction 6 of the M25, approximately 3 miles away, and for international travel Gatwick Airport is approximately 10 miles away by car. A shorter commute by train is available from Oxted Railway Station with fast trains to East Croydon (from 17 minutes) and London Bridge (from 33 minutes) and London Victoria (from 39 minutes)



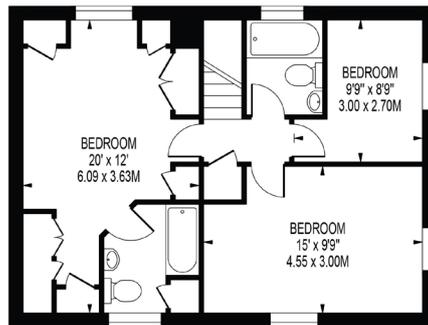


LAGHAM PARK

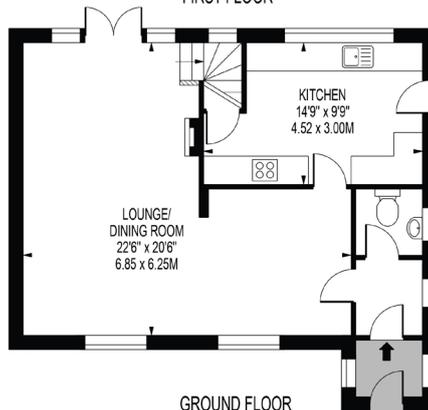
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1117 SQ FT - 103.74 SQ M

(EXCLUDING GARAGE)

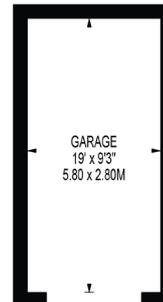
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 175 SQ FT - 16.24 SQ M



FIRST FLOOR



GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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