



Rushton Avenue

South Godstone, Godstone, Surrey, RH9 8LA

Offers In Excess Of
£1,100,000

Property Features

- Four Bedroom Detached House
- 1.9 Acre Garden
- Great Condition Throughout
- Equestrian Area with Stables
- Double Garage and Workshop
- Large Garden
- Solar Panels
- Orchard
- Stunning Location
- Large Gated Driveway

Full Description

Greenaway Residential Estate Agents are delighted to welcome this rural, four bedroom detached house to the market. The property is situated in an idyllic location with vast areas of countryside and an abundance of wildlife. The property is accessed via an adopted Avenue and is situated as a corner plot in an area of outstanding natural beauty.

Upon entering the private, gated grounds of the property you are greeted with a brick laid driveway for approximately six cars and a small but well presented front garden, well stocked with mature shrubbery and a spectrum of colour from the crocus and daffodil beds. To the left of the driveway you will find another lawn area with pathway leading to the equestrian area with well maintained stables, ring paddock and large storage area that would be ideal for all farrier work. The stables house a very large solar panneling on the roof which is used to power the property and is also an excellent means of income for the property. A further gate leads to the meadow, with well matured shrub hedgerows that would be ideal for livestock, leading down to the orchard with twenty-four fruit baring trees including apples and pears. The meadow is fenced off from the main garden which boasts a plush and well maintained lawn with an array of trees including some fine weeping willows as well as a patio area by the rear of the house.

There is an oversized double garage with up and over doors including a workshop. A further out building, currently used as a games room would be ideal as a summer house or add possibilities as an annexe with minimal effort.

Upon entering the house through the open style porch area, you are greeted with a large and airy entrance hall with half turn staircase. The first door leads to a reception room with fireplace to the front of the house. This would be ideal as a second lounge



or snug area. The second door leads to the oversized lounge with open fireplace and large patio doors overseeing the immaculate rear garden. Back to the hallway you will find doors leading to the downstairs cloakroom with low level WC and pedestal handwash basin, and also to a large utility area or an extension to the kitchen. The utility area comprises of stainless steel sink with mixer tap and drainer, a matching range of base and eye level units and space for washing machine and dryer, leading to a decent sized office to the rear and also to the fully integrated kitchen with a range of matching base and eye level units with work surface over, drop underlighting, fridge, freezer, oven, hob, extractor unit and stainless steel sink with mixer tap and drainer. The kitchen is soaked in natural light with lots of windows and a door leading to the outside.



Upstairs, you will find a well lit landing area leading to all four bedrooms. Each bedroom is in a wonderful condition with light coloured carpets and double glazed windows in proportion to each room. The master bedroom benefits from wall lights and wall to wall built in wardrobes with mirrored doors. The bathroom, also accessed from the hall comprises of a matching four piece ornate suite with bath tub, pedestal handwash basin, low level WC and stand alone shower cubicle. The bathroom has a fully tiled floor and a large opaque window to the rear of the property. The property is highly energy efficient, partly through the build quality, but also due to the solar panels.

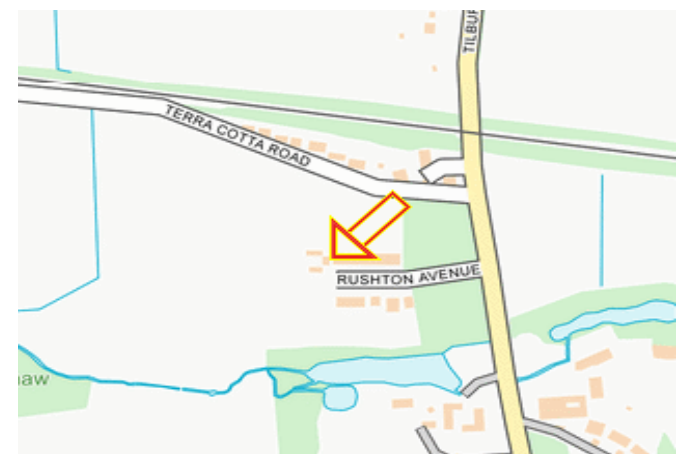


A viewing of this wonderful property with glorious surroundings is highly recommended. Please call one of our experienced sales team on 01342 777 977 to arrange an appointment.



Directions

From East Grinstead Follow London Road for approximately 5 miles. Take the left-hand fork in South Godstone onto Eastbourne Road (B2236). Follow the road for approximately 1.5 miles. Rushton Avenue can be found on the left hand side, approximately 100 yards short of the overhead bridge. Travel down Rushton Avenue and the property can be found on the Right-hand side.



HALLWAY

DOWNSTAIRS W.C.

LIVING ROOM

23' 0" x 11' 8" (7.01m x 3.56m)

LIVING ROOM

12' 8" x 10' 11" (3.86m x 3.33m)

STUDY

8' 0" x 9' 11" (2.44m x 3.02m)

LAUNDRY ROOM

9' 8" x 7' 8" (2.95m x 2.34m)

KITCHEN

16' 4" x 11' 0" (4.98m x 3.35m)

LANDING

15' 7" x 4' 2" (4.75m x 1.27m)

MASTER BEDROOM

12' 9" x 9' 8" (3.89m x 2.95m)

BATHROOM

5' 8" x 11' 1" (1.73m x 3.38m)

BEDROOM 2

11' 1" x 7' 10" (3.38m x 2.39m)

BEDROOM 3

8' 4" x 7' 6" (2.54m x 2.29m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

88 London Road
East Grinstead
West Sussex
RH19 1EP

www.greenawayresidential.com
eastgrinstead@greenawayresidential.com
01342 777977

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements