



GODSTONE

SURREY,

Offers Over £650,000 Freehold

JACKSON-STOPS



67-69 HIGH STREET, GODSTONE, SURREY, RH9 8DT

A BEAUTIFULLY PRESENTED UNLISTED COTTAGE OFFERING A WEALTH OF CHARACTER AND SITUATED JUST OFF THE HIGH STREET & VIEWS TOWARDS THE VILLAGE GREEN



DESCRIPTION

This charming unlisted period cottage believed to date back to the 18th century in the heart of the sought-after village of Godstone, and offers characterful and enchanting accommodation retaining much of its historic charm with features including sash windows and exposed beams, which add warmth and appeal of this charming cottage, set within a delightful cottage styled rear garden.

Internally, entry is directly into a hallway which leads into the wonderful double aspect cosy sitting/family room has windows to the front and rear as well as a wealth of exposed timbers and character fireplace. A door leads through to the country kitchen with fitted wall and floor cabinets, mix of free standing and integrated appliances. There is space for a day-to-day dining table and chairs and French doors opening out to the side terrace creating the perfect space for al fresco dining and entertaining. A downstairs cloak/shower room completes the ground floor accommodation.

On the first floor there are two good sized bedrooms, with the main bedroom enjoying built in wardrobes along with views towards the village green and having an en suite bathroom. The other bedroom on this level is currently used as a study. On the second floor is a further double bedroom with an en suite cloakroom.

Externally, the front garden is mainly paved and pathway leading to the front door. Just along from the cottage, there is a driveway leading to off-street parking and to a carport shared with the neighbour. To the rear of the house, the garden is a true delight. There is a flagstone paved terrace perfect for al fresco dining. A lawned garden with a lovely planted border, garden shed and pedestrian gate giving access to the carport.

FEATURES

- Sitting/Family Room
- Kitchen/Dining Room
- Downstairs Cloak/Shower Room
- Main Bedroom with En Suite Bathroom
- 2 Further Bedrooms (1 with En Suite Cloakroom)
- Cottage Styled Rear Garden
- Private Parking

SITUATION

Located in the heart of Godstone Village Centre with its playing Green and ponds, a range of tea rooms, family pubs, restaurants, local shops and Primary School all close by. Nearby, the larger towns of Oxted, Caterham and Redhill are just a few minutes' drive and offer mainline rail stations serving Croydon and Central London. There are a wide range of sporting and recreational facilities locally and an excellent range of schools including the popular Hawthorns School in Bletchingley, Caterham School, Oakhurst Grange in Caterham and Reigate Grammar. The M25/M23 can be accessed at Junction 6 providing access to Gatwick, Heathrow and Stansted airports, the Channel Tunnel and ports, London suburbs and the shopping centres of Bluewater and Lakeside.

PROPERTY INFORMATION

- Services: All main services
- Local Authority: Tandridge District Council
- Council Tax band: E (£3,017.28 for 2025/26)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

VIEWINGS

Strictly by appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

From the M25 (Junction 6) proceed west on the A25. Enter through the village of Godstone, and prior to bearing right towards Bletchingley the cottage seen on the left-hand side.



IMPORTANT NOTICE

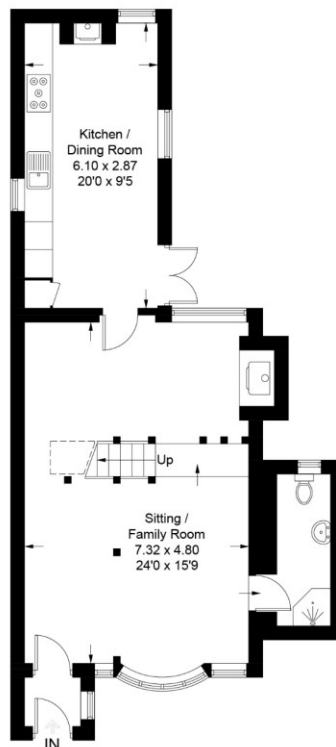
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

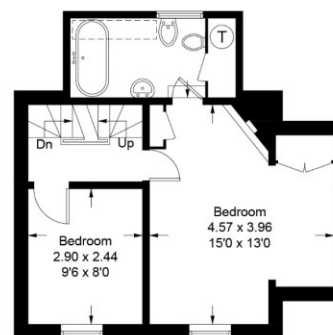
Approximate Gross Internal Area = 118.3 sq m / 1273 sq ft
 Store = 8.3 sq m / 89 sq ft
 Total = 126.6 sq m / 1362 sq ft
 (Excluding Carport)



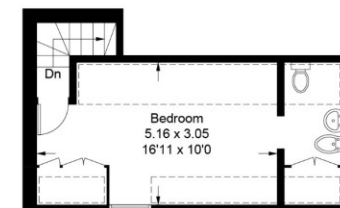
 = Reduced headroom below 1.5m / 5'0"



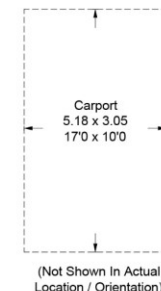
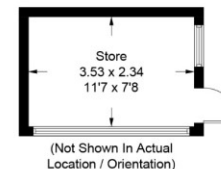
Ground Floor



First Floor



Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1236742)

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