

62 Lagham Park, South Godstone, RH9 8EP

Asking Price: £825,000

Bairstow eves










beko





Are you looking for a lifestyle change, a house in a village backing onto farmland, or multi generation living, then this might be the one for you!

This considerably extended detached chalet bungalow/house offers an adaptable layout, including a self-contained annex which could be incorporated into the main house if required. The property is situated in an enviable location backing onto farmland with your own 'Bluebell Woods' within the boundaries of the garden. The accommodation is currently arranged with a welcoming entrance hall with doors to the ground floor rooms and stairs to the first floor. The lounge is at the heart of the house and benefits from attractive wood flooring and enjoys an open outlook over the rear gardens with patio doors opening out. French doors open into a dining room which is currently used as a playroom which also overlooks and opens onto the rear gardens. The family kitchen faces the front and has been refitted with a comprehensive range of base and wall units with integrated oven and hob, two fridges, as well as space for a table and chairs. From the hallway there is an inner hall that leads to the ground floor family bathroom, fitted with a modern white suite. There is a good sized bedroom on this floor that faces front and is used by the current owners as the master bedroom.

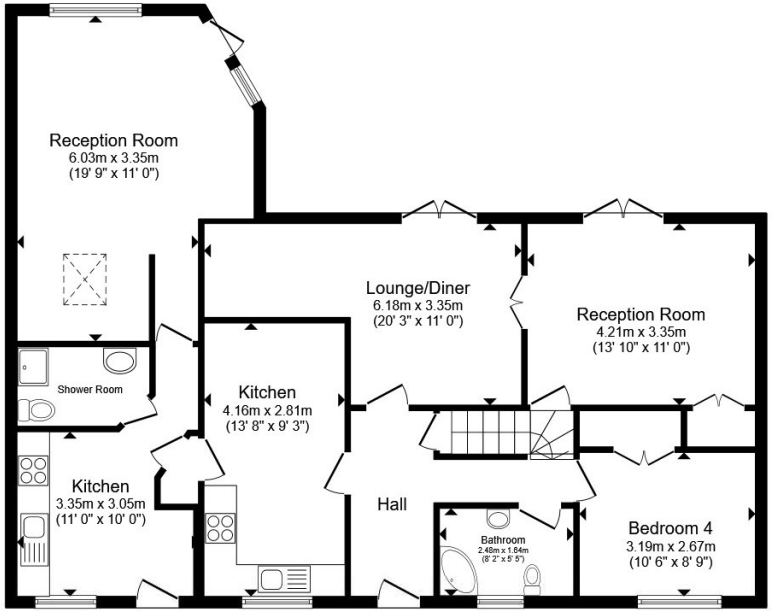
On the first floor, the landing leads to three further bedrooms and another bathroom. There are two great sized double aspect bedrooms that enjoy an open outlook to front and the rear over the gardens. There is also a good sized single bedroom that overlooks the rear.

The self-contained ground floor annex comprises its own front door, with an accessible entrance and that leads to the kitchen which is fitted with a range of units with built in oven and hob, fridge, dishwasher and microwave. There is a door to a wet room and an interconnecting door that leads back to the main house. Here the current owners store an upright freezer. There is also additional plumbing for a washing machine if needed. There is a 19' room that is currently being used as an additional sitting room or snug. In the past it has been used as a combined bedroom and sitting room that benefits from French doors that open onto the rear gardens. In our opinion there is scope to incorporate the annex, or part of the annex into the main living space if required.

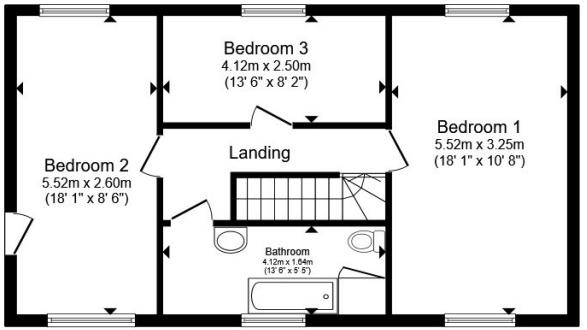
The outside gardens are a particular feature of the property. To the front is driveway parking for several vehicles. The remaining gardens are laid to lawn with established trees including a magnolia, and shrubs. Side access leads to the rear gardens. There is a patio area adjoining the rear of the house and paths lead to lawns with established flower and shrub borders as well as large trees. There are a number of outbuildings including a home office and work shop. The garden continues passed the outbuildings and incorporates an area of protected woodland within the property's boundary, which is a haven for birds, deer, and other wildlife. The gardens back onto farmland at the rear.

Situated in a Cul de sac position in the popular Lagham Park which is in the semi-rural village of South Godstone. The property is within walking distance of the village facilities including a primary school and nursery, local shop, a children's play area, a local sports social club, and a train station with regular trains to Redhill and Tunbridge Wells as well as East Croydon and London. There are local bus service links that run between East Grinstead, Oxted, and East Surrey Hospital. There are additional comprehensive amenities that can be found in the nearby towns of Oxted, Redhill, East Grinstead, Lingfield and Caterham. Including further trains to London and a wider range of shops, supermarkets and primary, secondary, special schools and nurseries. There are sports and leisure centres in these local towns as well as golf and sports clubs locally. The area is surrounded by miles of open countryside including the North Downs with miles of walking riding and cycling routes nearby. The M25 can be accessed at J6 Godstone approximately 3 miles to the North.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 165.8 m² (1,784 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **G**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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