



SOUTH GODSTONE

GODSTONE, SURREY

Guide Price £3,250,000 Freehold

JACKSON-STOPS



GODSTONE PLACE
FAYGATE LANE, SOUTH GODSTONE, GODSTONE,
SURREY, RH9 8JD

**SET WITHIN 15 ACRES, AN EXCEPTIONAL SIX-BEDROOM
1930'S COUNTRY RESIDENCE OFFERS COMPLETE
TRANQUILLITY, PRIVACY, AND THE QUINTESSENTIAL
CHARM OF THE SURREY COUNTRYSIDE.**



DESCRIPTION

Originally built in the 1930's and occupying a stunning countryside location along a quiet lane. Set within about 15 acres, The property is well-appointed inside and out, including a wealth of fine oak and flooring throughout and window frames with leaded lights. This exceptional six-bedroom country residence offers complete tranquility, privacy, and the quintessential charm of the Surrey countryside. The setting is magical, with a long, gated in & out approach drive, leading down to the house, which is nicely set within stunning gardens and grounds and a feature lake, which is directly overlooked by the house and garden.

During the present owners' period of ownership, they have ensured to maintain the property to a very high standard and added a fine sense of colour and sophistication to the interior styling.

Internally, A welcoming reception hall provides access to elegant reception rooms each having their own individual style. The sitting room has large bay window and fireplace. An atmospheric dining room with an ornate ceiling. A generous study. The kitchen/breakfast/family room is comprehensively furnished with a range of hand-crafted cabinetry by Oliver James and integrated appliances by Gaggenau. With glazing on two sides, the breakfast/family area has a lovely outlook over the courtyard to the rear and gardens to the front. There are also a large utility room, laundry room, wine cellar and downstairs cloakroom which completes the ground floor accommodation. Godstone Place offers generous bedroom accommodation featuring six bedrooms and three bathrooms. Also on this floor is access to large attic space with the potential to create additional accommodation if needed, subject to planning controls.

Externally, the property is approached through electric iron gates. The gravel driveway then leads through an avenue of hedging and trees before emerging at the front of the house. There is parking for multiple cars on the driveway to the front and side of the house, in addition to the substantial detached garage building. This comprises a garaging, stores and home office.

The extensive gardens and grounds are a real feature, with



paved terrace directly to the rear of the house, along with a delightful courtyard for outdoor seating and al fresco dining. The main formal gardens stretch out to the south east. Beyond the gardens, stretching out away from the house to the south and east is the walled garden, with numerous orchards and outbuildings including garaging, sheds, stabling, greenhouses and exceptional greenhouse, all of which can be approached from a secondary access driveway where there is a pair of tall wooden gates. The remaining land is principally grassland, ideal for grazing.

The estate is a haven for wildlife with 15 acres of land and absolute privacy, Godstone Place delivers the rare combination of nature, luxury, and seclusion.

FEATURES

- Welcoming Reception Hall
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast/Family Room
- Utility & Laundry Room
- Basement & Wine Cellar
- Cloakroom
- Principal Bedroom with Well-appointed En Suite Shower Room
- 5 Further Bedrooms & 2 Bath/Shower Rooms
- Detached Double Garage with Stores and Office
- Plentiful Parking
- Mix of Outbuildings totaling over 6,900 sq ft including Garages, Sheds, Tractor Store, Stables and Exceptional Greenhouse
- Gardens & Ground extending to about 15 acres

SITUATION

Godstone Place is in a semi-rural position close to greenbelt land in an 'Area of Local Landscape Significance, occupying a convenient yet private position approximately 4 miles from Lingfield and with excellent access to the national motorway network via the M25 at Junction 6, about 5.6 miles distant. Lingfield has a variety of everyday shops, public houses, whilst



the larger town of Oxted has more comprehensive shopping, along with a Leisure Centre and cinema. The area is renowned for equestrian facilities with the famous Lingfield racecourse, the Edenbridge and Oxted Showground along with many private liverys. Rail links to London can be accessed via Lingfield with the fast trains to London taking from 43 minutes or via Oxted, trains from 33 minutes.

There is an excellent choice of good schools in the area at primary and secondary levels, in both the state and private sectors including Hazelwood and Hawthorns prep schools, Lingfield Primary School and St Peter's Primary School, Tandridge, Caterham School, Lingfield College and Oxted County School. Besides the walking and outdoor opportunities afforded by its location, recreational facilities in the area include, golf at Godstone, Royal Ashdown, Holtye, Tandridge and Lingfield Park together with a variety of tennis, rugby and hockey clubs, riding and various health clubs.

VIEWINGS

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

DIRECTIONS

From junction 6 of the M25 take the A22 bypass to South Godstone. Continue through South Godstone under the railway bridge and after approximately 1.5 miles bear left into Faygate Lane (unmarked). Proceed ahead over a bridge crossing a brook and through the woods and the entrance to the property along on the right-hand side.

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.



PROPERTY INFORMATION

- Services: Oil heating central heating with a combination of underfloor and radiators. Mains electricity and water. Private drainage
- Local Authority: Tandridge District Council
- Council Tax band: H (£5,198.98 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

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		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		



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