

# Hamptons

INTERNATIONAL



**Oxted Road, Godstone, RH9**

6  4  4 

GUIDE PRICE

**£1,500,000**

**(£1,500,000)**

## Property details

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### Key features

- Handsome Victorian house of character
- Lovely views over its own land and surroundings
- Spacious and bright accommodation
- Landscaped gardens and paddocks
- Excellent covered parking and storage

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## Description

Surrounded by and with views over local farmland, a handsome, nineteenth century former farmhouse of generous proportion, set within pretty, landscaped gardens and paddocks of in total 2.63 acres. Surrounded by rolling Surrey countryside, yet conveniently positioned for easy road and rail links, a handsome, detached house of character surrounded by its own landscaped gardens. Displaying attractive warm, honey-coloured stone external elevations with red brick quoin detailing under a tall, pitched tiled roof, the house shows many of the attributes associated with nineteenth century architecture. Windows are in the main multi-pane with some replaced with double-glazed casements, whilst internal proportions are generous. Laid out over three floors, the accommodation extends to 3,953 square feet with an additional 1294 square feet of outbuildings. With a welcoming atmosphere, the interiors bear all the hallmarks of gracious Victorian living, restyled for modern day living. Ceilings are tall, internal doors are stripped pine, skirting boards are deep, there is picture rail detailing to the principal reception rooms with some flagstone flooring in the reception hall. Beautifully maintained by the present owners there are four elegant reception rooms, each with a character all of its own with two having fireplaces of varying designs. The kitchen/breakfast room is a fine space with a vaulted ceiling featuring an exposed oak frame and under floor heating. The first floor is given over to four, large double bedrooms with the principal suite being particularly generous with fitted storage and a spacious en-suite bathroom where there is a separate shower cabinet and a roll top bath with claw feet. Two further bedrooms on this level share the family bathroom, whilst the third bedroom is served by an en-suite with fitted storage in all rooms. The second floor is arranged for family/guests with two bedrooms and a sitting area and a large shower room. Outside Set well back, the front boundary is formed by a stone wall with the approach to the house via a five-bar gate opening on to a very wide, brick paviour drive and parking area. Extending to about 2.6 acres, the gardens and grounds surround the house and are lovely. Beautiful plantings include a wide variety of herbaceous plants, fragrant roses and specimen shrubs such as a peony tree, jasmine, camellias, magnolia and ceanothus. Lawns are well tended and there are various terraced areas from where to entertain outdoors and take in the outlook. A secondary access lane - in the ownership of the property but with the local farmer having right of way over - divides the gardens from a small paddock with fruit trees, while a further, larger paddock has a pond, that is fenced. There are various smaller outbuildings, such as two stables and haybarn which are currently used as an office, wood storage and workshops together with an excellent covered, open sided barn as well as a large garage. Situation A thriving and vibrant town, Oxted is just over two miles away and has an excellent selection of local stores, cafes, restaurants, supermarkets and banking facilities along with a Leisure Centre with swimming pool and an Everyman cinema. Fast rail services into London Victoria (from 38 minutes) and London Bridge (from 34 minutes) can be accessed from the station travelling via East Croydon from where trains to Gatwick can be picked up, and for road users, J6 of the M25 is about 3.4 miles away. The charming village of Godstone is about one and a half miles with its old coaching inn and wonderful village green. The area is renowned for its choices in educational establishments in both the state and private sectors, at primary and secondary levels including village primary schools in Oxted, Tandridge and Godstone, Oxted County School, Hazelwood School, Caterham School and Woldingham School for Girls. There are many sporting venues with local rugby, cricket and football clubs, golf at Tandridge and Godstone, tennis and squash at Limpsfield. Property Ref Number: HAM-64201 Additional Information Tenure: Freehold Services: Mains gas, electricity and water; Biogest Treatment private drainage plant. Local Authority: Tandridge District Council. Council Tax Band H



















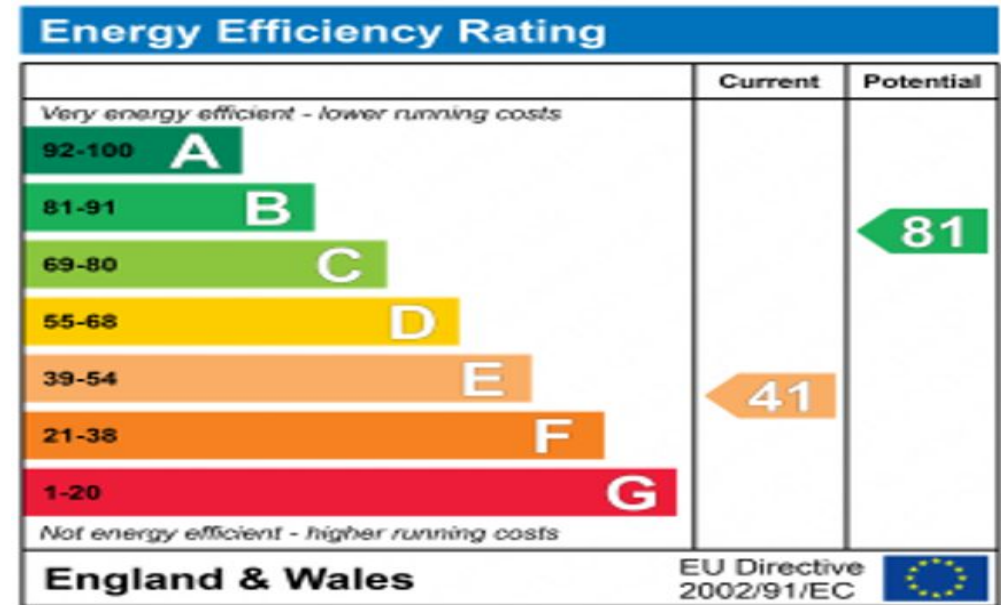








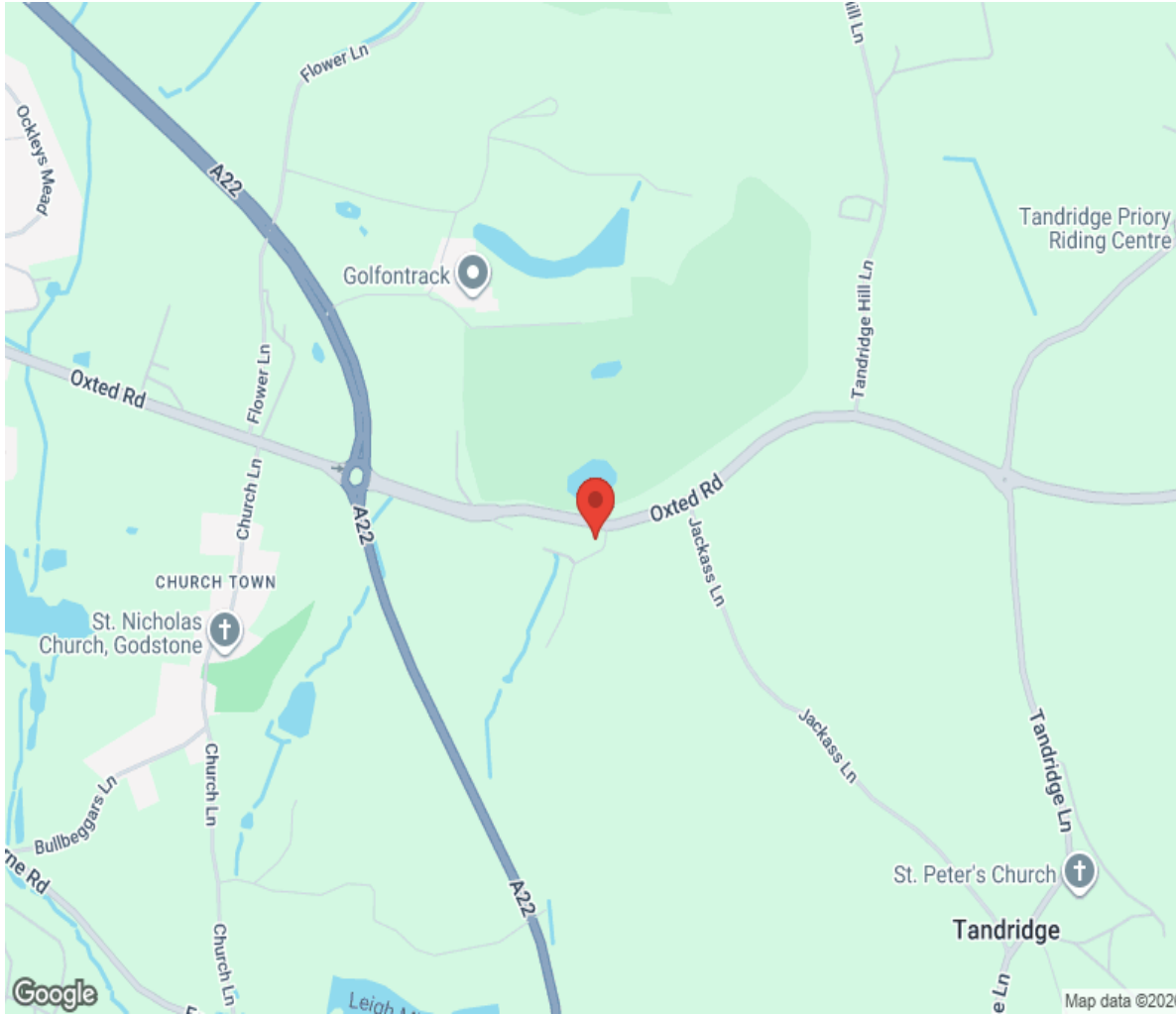






# Location

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