



Whitewood Lane, South Godstone, Surrey, RH9 8JR

Guide Price £625,000 - £650,000 Freehold

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in brief...

- Delightful three bedroom semi-detached Victorian cottage believed to date from 1873
- Separate barn comprising double garage and a further section with mains water pipes installed in readiness to create an annexe
- NO ONWARD CHAIN
- Attractive frontage with in and out carriage style driveway, views across fields to the front, large plot and secluded South facing rear garden with a well and extensive lawns

- Refurbishment has been completed to create a lovely home whilst retaining period features including two cast iron fireplaces, wood burning stove and white painted cottage style doors
- Spacious open plan kitchen/diner with French doors opening onto the terrace
- Two reception rooms one with the period fireplace and wood burning stove and the other with French doors to the terrace
- Master bedroom with en-suite shower room and two further double bedrooms, a dressing area and family bathroom
- Council Tax Band 'E' and EPC 'D'



in more detail...

Mansell McTaggart are pleased to bring to the market this delightful semi-detached cottage believed to date from 1873 together with a separate barn suitable for conversion to an annexe.

Approaching the property, there is a low brick wall with pillars on the boundary, attractive window boxes and a pea shingle in and out carriage style driveway setting the tone for this delightful cottage. Entering the house, there is a reception room to the front of the property with wood effect porcelain floor tiles which continue through into the kitchen/diner. There is a wood burning stove with a slate hearth and a brick surround providing the focal point in the room. The stairs are painted white and rise from the far corner of the room. To the side and ahead is the kitchen/diner and to the right is the large sitting room. The sitting room is a bright room running from the front to the rear of the cottage. It has a large window to the front, triple storage cupboards along one wall and French doors to the rear opening onto the terrace and with full height windows on each side. The room is flooded with light and leads directly to the secluded South facing rear garden. The kitchen/diner has been sympathetically re-furbished and there is bench seating incorporating storage with ample space for a dining table to seat eight people. There is a full height corner cupboard again providing useful storage and in the same duck egg blue as the colour scheme in the kitchen with wall and base units in duck egg blue with contrasting work surfaces in grey marble effect. There is a ceramic sink and drainer beneath a large window overlooking the garden. French doors open onto the terrace with a full height window panel to the right. There is space and plumbing for a washing machine, a dishwasher and a large fridge/freezer together with an electric cooker with 5 rings, a hot plate and with a double oven.

Moving upstairs, the master bedroom is dual aspect running from the front to the rear of the property. There are delightful views to the front looking towards the duck pond and fields opposite and with the lovely garden to the rear. There is ample storage with two large double wardrobes together with a bench style seating storage unit. The en-suite shower room is really very attractive and the shower enclosure has white quartz tiles with silver/grey speckles with the same tiles for the splashback to the wash hand basin.



in more detail...

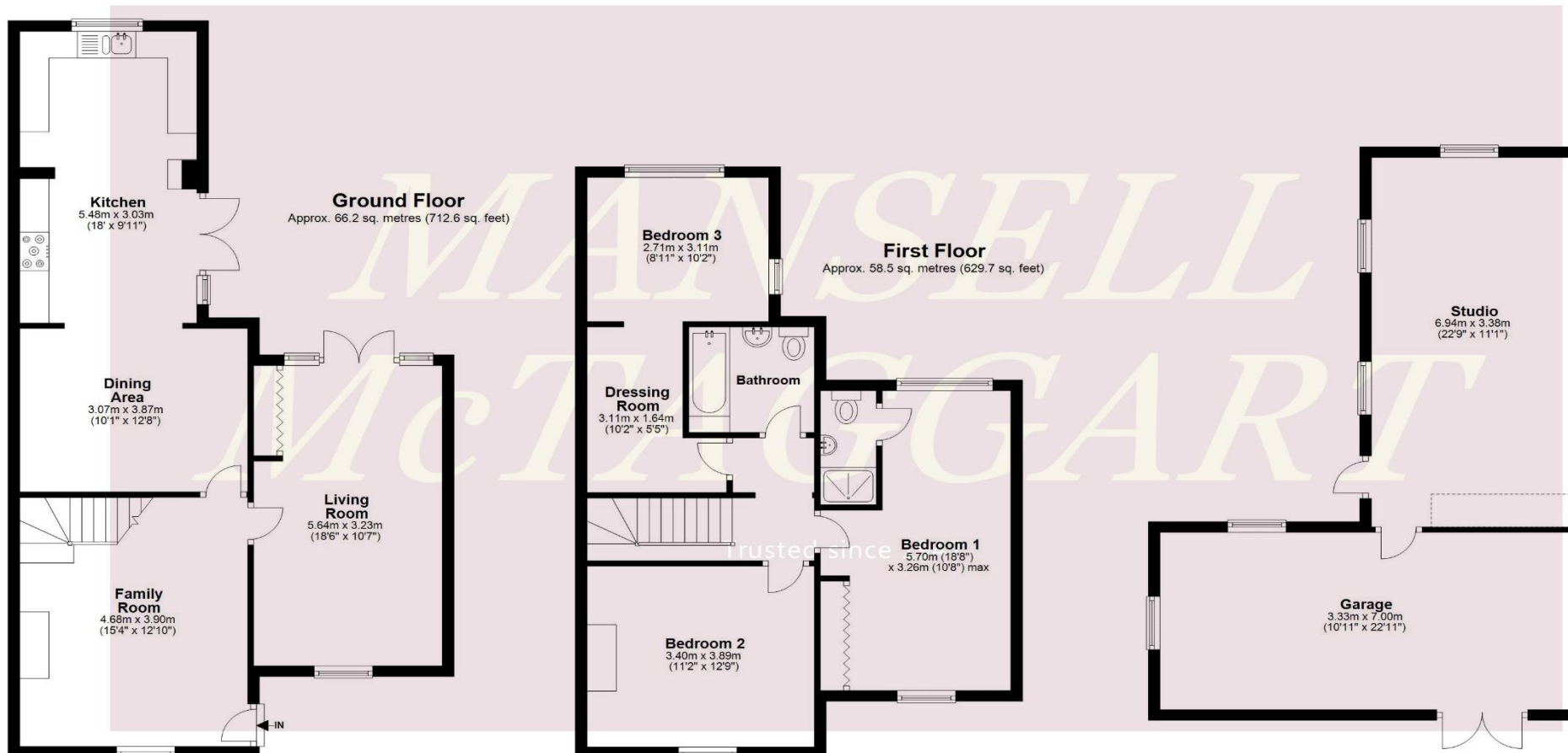
The porcelain floor tiles are light grey and the white wash hand basin and WC are in a contemporary style. Bedroom two is also to the front of the cottage and has a cast iron fireplace with a white surround as a key feature. It has triple wardrobes providing excellent storage. Leading into bedroom three is a dressing area which currently has two freestanding wardrobes and a chest of drawers. From here there is one step down into the bedroom with a superb outlook over the garden. Currently, the floorboards are painted in light grey and this is also picked out in the beams along the sloping ceiling. The family bathroom has a power shower above the bath and full height marble effect tiling together with a white wash hand basin and WC. The loft is on the landing and has a loft ladder, light and is fully insulated.

The Barn:

The barn comprises a double garage to the front with wide doors and windows on all three sides. There is also an area of parking behind double gates, a carport, a shed and additional covered storage all to the side. The barn itself is L-shaped and the large section into the rear garden has mains water pipes installed in readiness for a conversion to create further accommodation as a shower room could then be installed. The interior is clad with wood and it is fully insulated with dual aspect double glazed windows.

Outside:

The front garden has a low brick wall with pillars on the boundary, attractive window boxes and a pea shingle in and out carriage style driveway. Laurels provide privacy together with a flower border to the side. The property stands in a large plot with a secluded South facing rear garden. There is a large terrace adjacent to the kitchen and the sitting room providing an ideal area for socialising with the original well in close proximity. There is a pathway leading to the barn and to the side an area of shingle and a rockery. There are extensive lawns and established shrubs together with two Victoria plum trees and a pear tree all with beautiful blossom in the Spring.



Total area: approx. 124.7 sq. metres (1342.4 sq. feet)

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