



Ockleys Mead, Godstone, RH9 8AY

Guide price £450,000

*Mc.* MONOCHROME | HOMES



# PROPERTY SUMMARY

## OVERVIEW

This three bedroom semi-detached property located in the village of Godstone has been recently fully renovated by the current owners to provide a modern and contemporary finish throughout.

### Accommodation

The property has been recently extended and improved by the current owner with a single storey rear & side extension, increasing both the living and kitchen area. The property is currently used as a 3 bedroom with a potential to convert the loft into a room, the family bathroom recently renovated can also be found on the 2nd floor. A separate reception room and utility and w/c can be found on the ground floor. The kitchen is open plan to the dining area which offers a beautifully centre island along with dining table. The rear wall is almost completely glazed with bi-folding doors to the rear garden, bringing the outside in. The garden provides a split level with newly laid 3G artificial grass, glass panel railings, patio area and outdoor garden room/office.

### Location

Ockleys Mead's surrounding countryside offers scope for countless outdoor activities including sailing, fishing, windsurfing cycling and open swimming and diving at Divers Cove in Godstone. Set in countryside of picturesque beauty near the Surrey and Sussex border the surrounding area offers beautiful walking and riding country.

The area is well served with state and independent schools for all ages including Woldingham Girls, Caterham School, Sevenoaks and The Hawthorns at Bletchingley.

Caterham (in the Oyster zone) and Redhill offer fast and frequent services to Victoria and London Bridge, South Godstone (London Victoria) and Oxted (London Victoria and London Bridge).

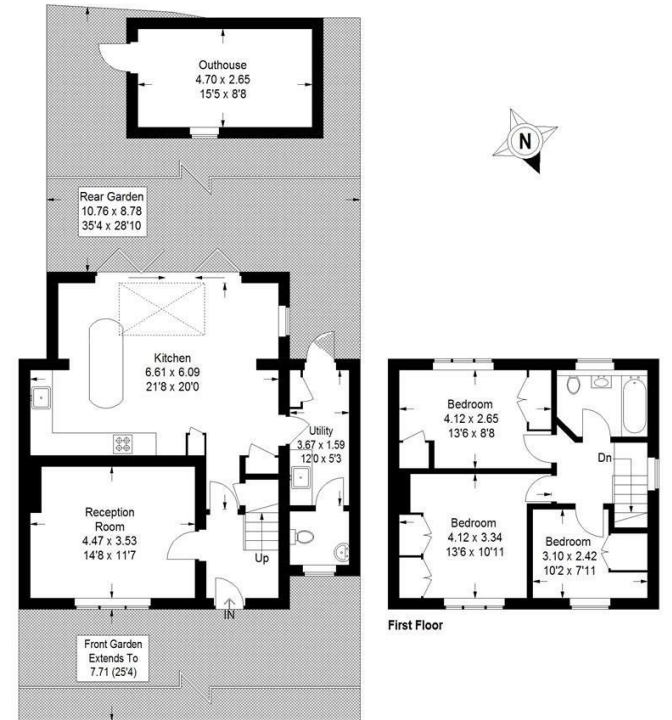
Access to the motorway network is via the M25 (junction 6) with Central London about 21miles and Heathrow and Gatwick Airports about 37 miles and 13 miles respectively.

### Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."

## Ockleys Mead RH9

Approximate Gross Internal Area (Excluding Outhouse)  
 Ground Floor = 66.3 sq m / 714 sq ft  
 First Floor = 41.2 sq m / 443 sq ft  
 Total = 107.5 sq m / 1167 sq ft



**Ground 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 any decisions reliant upon them. (ID824081)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

