



Stunning family home on the fringes of Godstone

The Old Pay House, Eastbourne Road, Godstone Surrey RH9 8EH



Charming Grade II listed character house • Triple garage
 • Stunning setting and outlook over your own grounds •
 Heated swimming pool • Home office or family games room

Local information

The pretty village of Godstone is centred around a picturesque green with duck pond and a number of public houses. Nearby is the popular town of Oxted which has a wide range of shopping facilities, shops, coffee bars, cinema, leisure centre and restaurants. For the commuter Oxted Station has direct fast train services to London Victoria and London Bridge (from 31 mins). The A22 is approximately half a mile away and links into the wider motorway network via the M25 at junction 6 just over a mile away. For the international traveler Gatwick airport is 11 miles to the south west. Educationally the surrounding area is well served by some excellent schools such as Hazelwood, Oxted, Caterham and Woldingham to name but a few. Sporting facilities nearby include Tandridge Golf Club, Tandridge Priory Riding School and Limsfield Tennis Club. The House itself is surrounded by rolling countryside that provides lots of opportunities for riding, cycling and walking.

About this property

A beautiful and historic Grade II Listed period home that we believe dates back to the 17th century. The property has all the classic hallmarks of a fine period property, including numerous exposed timbers, leaded light windows, traditional fireplaces whilst adding the refinements expected in a modern and flexible family home that is also ideal for entertaining. The flexible accommodation is

arranged over three floors and have been lovingly improved by the current owners, the property includes a large welcoming entrance hall with useful storage, there is a charming study or family play room, a double aspect drawing room with large inglenook fireplace, the sitting area has doors onto the rear terrace and links beautifully into the very well appointed kitchen/dining area again with doors onto the terrace, there is a generous utility room, w/c and a double bedroom with en suite which completes the ground floor. To the first floor there are three bedrooms, the principal bedroom is complete with a dressing area and well appointed en suite, the family bathroom completes the accommodation on this floor, there are two further bedrooms on the second floor. The grounds of around 1.67 acres are a particularly attractive feature of The Old Pay House, having been lovingly maintained over many years. The large terrace is ideal for entertaining and benefits from far reaching views over the gardens and countryside beyond. There are large areas of lawn with well-stocked mature borders, with a path leading down to the heated outdoor swimming pool. The property has a large driveway with off street parking for several cars as well as a triple garage with study/games room above.

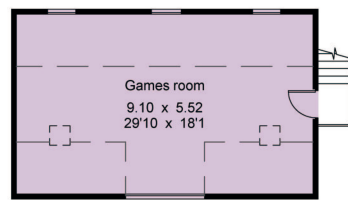
EPC rating = Exempt

Viewing

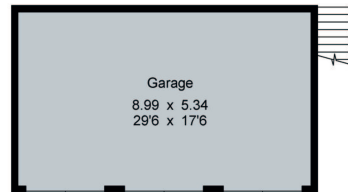
Strictly by appointment with Savills





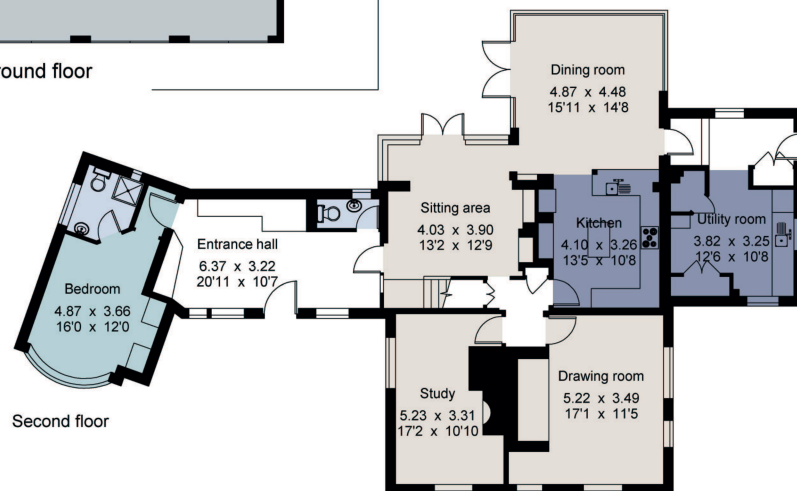


First floor



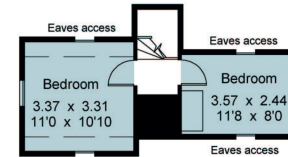
Ground floor

The Old Pay House
Gross internal area (approx) 283.0 sq m/ 3046 sq ft
Garage 98.2 sq m/ 1057 sq ft
Total 381.2 sq m/ 4103 sq ft

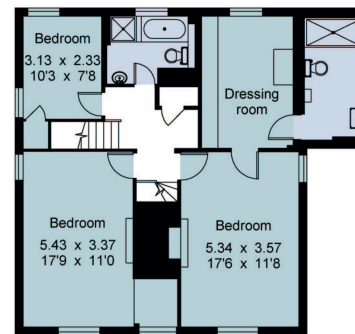


Second floor

— reduced headroom below 1.5m / 5'0"



Second floor



First floor

For identification only - Not to scale
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