



Prompt Corner Cottage Godstone Hill, Godstone, RH9 8DH

www.jamesdeanproperty.co.uk



Nestled away down the end of a private lane, is this magnificent two-bedroom attached cottage with approximately 1.9 acres of ground and paddocks. The property is situated within a charming, secluded spot along a private gated lane with prime equestrian facilities such as a row of four stables, yard area, tack room, outdoor 20m x 40m riding arena and immediate access onto bridleways linking to Pilgrim Way and the North Downs, providing miles of hacking.

The cottage comprises: spacious entrance hall, dual aspect lounge/dining room, kitchen with an array of integrated appliances and conservatory. The first-floor benefits from a large family bathroom and two spacious double bedrooms. The property has a huge amount of potential to extend (subject to planning permissions).



Outside the property benefits from a delightful, landscaped rear garden with Astro turf area, bar – which is ideal for hosting and entertaining and lodge/studio which is approximately 319 sq. feet of additional habitable living space.

The equestrian facilities – four timber loose boxes on concrete bases (all with power, lights, and water), outdoor riding area, ample horse box parking and wonderful hacking right on your doorstep. The facilities are prime for livery or a family looking to have direct access to your livestock.

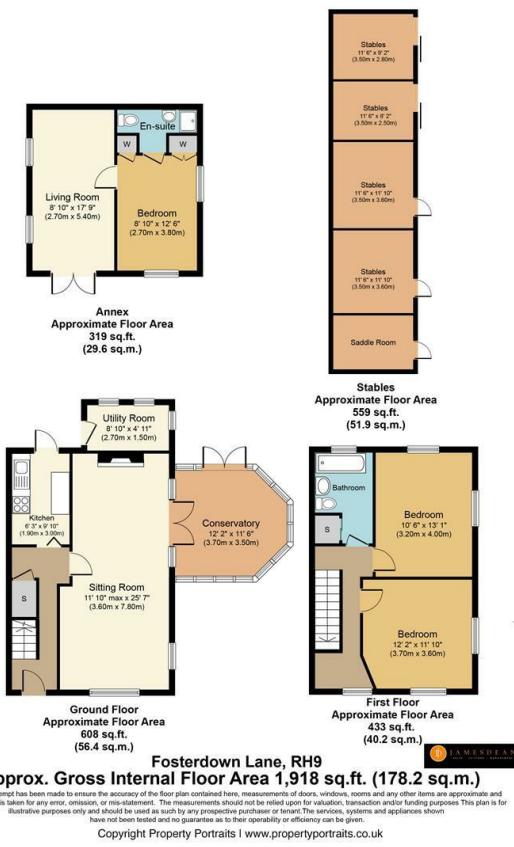
Grounds – We are advised that there is in the region of 1.9 acres of land in total. The paddocks are adjacent to the property and main paddocks are sloping and set away from the house over a parking area. There is some further adjacent land near the outdoor arena which may be available to rent but this will have to be negotiated after the purchase of the property.

Location – Godstone is a traditional Surrey hamlet with a delightful village green and cricket square and a variety of local shops and stores. The larger centres of Caterham and Oxted are a short drive away, each offering mainline rail commuting services to London (Victoria and The City). Junction 6 to the north

Offers In Excess Of £750,000



Floor plan



TENURE: Freehold
Council Tax Band:



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

www.jamesdeanproperty.co.uk

J A M E S D E A N
E S T A T E A G E N T S

67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.