

# Payne & Co.



**10 Bakers Mead**

**Godstone RH9 8AU**

**Freehold**

**£450,000**





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## Situation

Located close to Godstone Village with its local shops, village green, public houses, restaurants and post office together with social and recreational amenities. The larger town centres of Caterham and Oxted are close by offering a wider range of shopping facilities and railway stations providing frequent services to London (approximately 45 minutes). The area is well served with schools, both state and independent, for all age ranges. Junction 6 of the M25 motorway is nearby giving access to the remainder of the motorway network, the Channel Tunnel, Dartford Crossing and Heathrow and Gatwick airports.

## Location/Directions

From our office proceed down Station Road West to the roundabout and turn left into East Hill Road. At the 'T' junction with the A25 turn right in the direction of Godstone. Proceed along this road passing Tandridge Golf Course on your left and at the roundabout proceed straight over. Continue along the A25 until you reach a further roundabout and take the second turning which will bring you into Godstone Village. At the mini roundabout turn right into Godstone Hill, passing the Shell petrol station on your left and Bakers Mead will be found after a short distance on the right hand side.

## To Be Sold

A very well presented family home with benefits including en-suite shower room to master bedroom, high specification kitchen, off road parking for two vehicles and attractive gardens. No onward chain.

## Front Door

Leading to;

## Entrance Hall

Front aspect double glazed window, two radiators, engineered oak flooring, under stair cupboard (electricity and gas meters, fuse board, light), doors to, stairs to first floor.

## Cloakroom

Side aspect frosted double glazed window, two piece white sanitary suite contemporary styling comprising, close coupled w.c, and wash hand basin with mixer tap and storage below, chrome heated towel rail, extractor.

## Kitchen

Side aspect double glazed window, rear aspect double glazed door, range of contemporary style high gloss eye and base level units, tiled splashbacks, solid wood work surfaces and upstand, ceramic sink with Grohe mixer tap and drainer, integrated four ring Bosch induction hob (wipe clean), with stainless steel oven below and extractor over, space for dishwasher, wall mounted Potterton boiler (within cupboard), radiator, ceiling spotlights, ceramic tiled flooring, recess housing tall fridge freezer. Doors to;

## Utility Space

Twin aspect double glazed windows and door to rear garden, wood effect worksurface space and plumbing for washing machine below together with base level storage unit, wall mounted electric radiator, tiled effect vinyl flooring.

## Lounge/Diner

Front aspect double glazed window, rear aspect double glazed French doors, two radiators, integral storage, fireplace consisting of log burning stove (gas fired), grey limestone hearth and oak fireplace beam.

Tel: 01883 712261

### **Rear Lobby**

Rear aspect window, side aspect double glazed door, door to;

### **First Floor Landing**

Side aspect double glazed window, loft hatch, door to airing cupboard (hot water tank, slatted shelves).

### **Family Bathroom**

Rear aspect frosted doubled glazed window, three piece white sanitary suite (comprising, pedestal wash hand basin with Grohe mixer tap, close coupled WC with dual flush, bath with Grohe mixer tap and integrated Mira shower over and glass screen), chrome heated towel rail, contemporary ceramic tiled wall and floor tiling, extractor.

### **Bedroom**

Rear aspect double glazed window, fitted wardrobes. Door to;

### **En-Suite Shower Room**

Three piece white sanitary suite (comprising close coupled WC with dual flush, wash hand basin with mixer tap, shower enclosure with integrated controls and dual drenchers), ceramic tiled flooring, chrome heated towel rail, ceiling spotlight/extractor.

### **Bedroom**

Front aspect double glazed window, radiator.

### **Outside**

The front garden provides off road parking for 2 vehicles (depending on size) with the remainder given over to lawn together with a specimen Acer tree in the centre.

The rear garden, which has vehicular access via side gates, or via both the utility space and sitting room, comprises an attractive sandstone paved patio with adjacent rockery and toolshed, beyond which several steps lead up to an area of lawn, shrub filled borders and greenhouse. A newly constructed workshop, well insulated and with a power supply, is found along the right hand boundary. This workshop could be easily adapted to make an ideal office /work-from-home space.

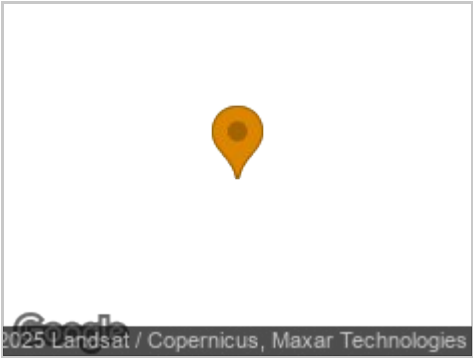
### **Tandridge District Council Tax Band D**



Road Map



Hybrid Map



Terrain Map



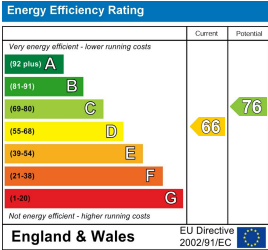
Floor Plan



Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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