

PILLAR BOX HOUSE

GODSTONE



COMPUTER GENERATED IMAGE



FRANKHAM
DEVELOPMENTS



Robert Leech.



Eight 1 & 2 bedroom
apartments in the
heart of Godstone.





GROUND FLOOR



NO 1

51.2 sq m

551.1 sq ft

NO 2

54.3 sq m

584.5 sq ft

NO 3

72.2 sq m

777.2 sq ft

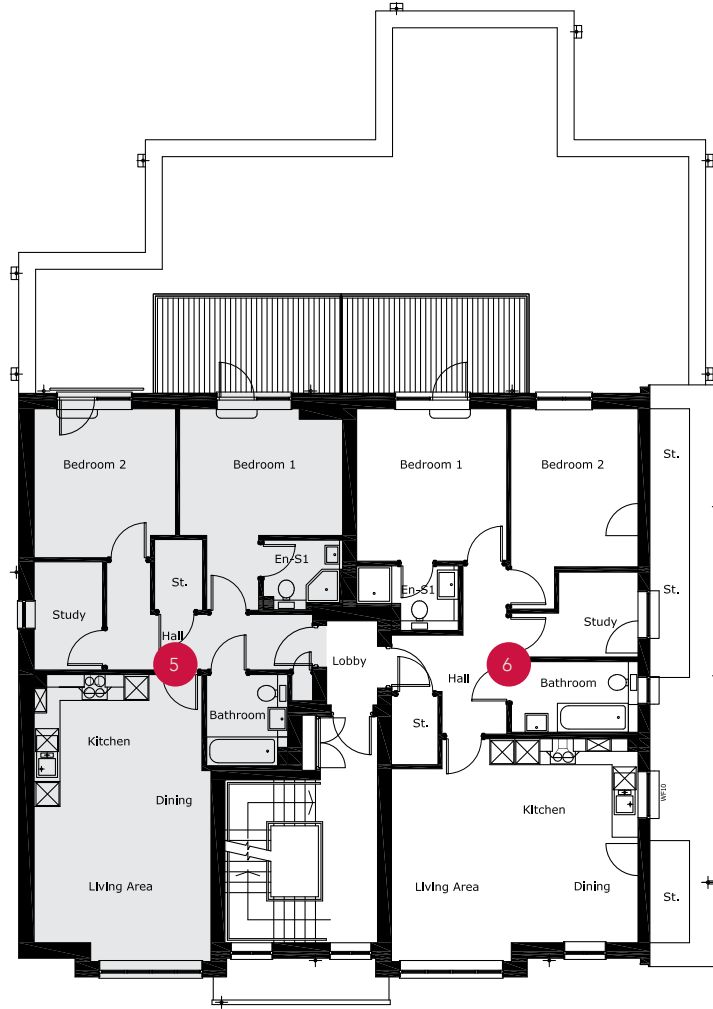
NO 4

74.0 sq m

796.5 sq ft



FIRST FLOOR



NO 5

78.8 sq m

858.2 sq ft

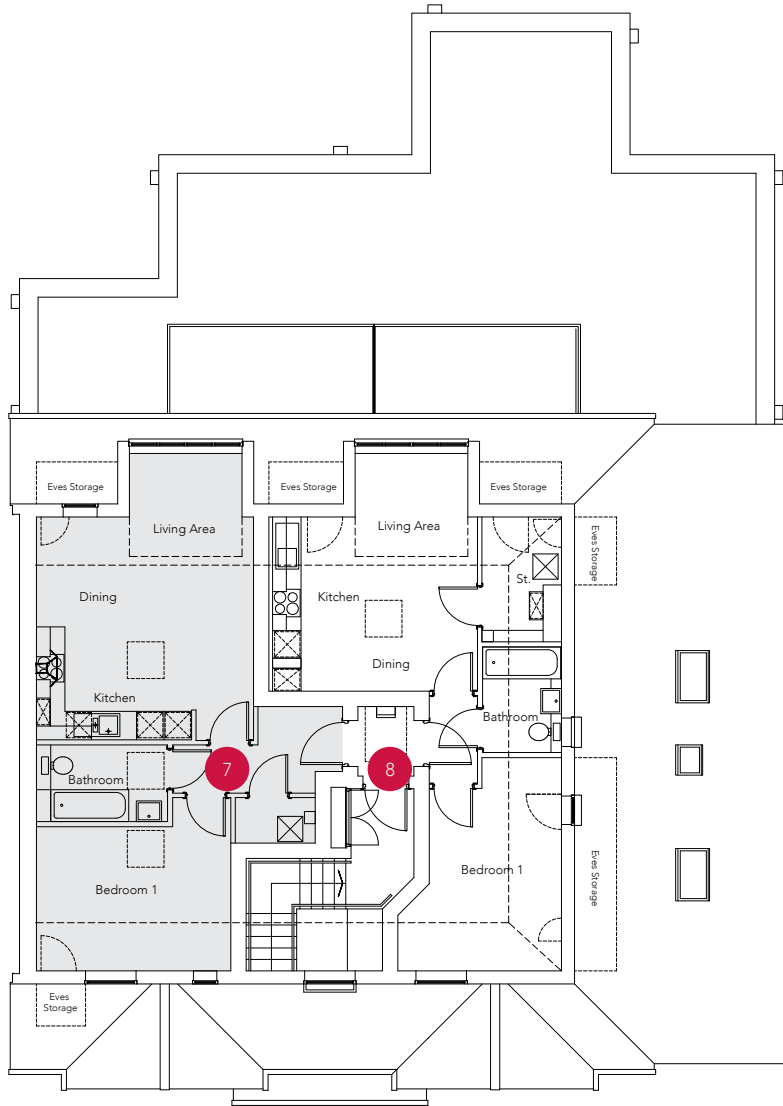
NO 6

80.8 sq m

869.7 sq ft



SECOND FLOOR



NO 7
53.6 sq m 576.9 sq ft

NO 8
45.9 sq m 494.1 sq ft



SPECIFICATION

KITCHENS

Benchmark kitchens

Composite stone worktops

Bosch appliances

Zanussi integrated appliances

BATHROOMS

Marble effect tiling

Sink/vanity units with chrome sanitaryware

Heated towel rails within the bathroom areas

INTERNAL

Flooring to be karndean or similar to kitchen areas and carpet to all other areas.

Chrome door furniture and ironmongery

All windows will be triple glazed

Units 5,6 and 8 also have dedicated home working spaces

A Rated gas fired combination boilers

Underfloor zonal heating to all areas

EXTERNAL

Rear ground floor units benefit from large private terraces and bifold doors from living room/french windows to bedrooms

All parking spaces will be EV charger ready

GENERAL

All units will be highly energy efficient adhering to the new building regulations (June 2022) which means the units are c.31% more energy efficient

AWL Homeproof Warranty





LOCATION

GODSTONE IS IN MANY RESPECTS THE ARCHETYPAL SURREY VILLAGE, WITH ITS ATTRACTIVE BLEND OF NEW AND OLD BUILDINGS, MANY OF THEM CLUSTERED AROUND A PICTURESQUE GREEN COMPLETE WITH A POND WHERE CARTERS USED TO WATER THEIR HORSES.

Godstone offers the best of both worlds as this picturesque scene is less than 20 miles from the centre of London. For the commuter, trains run direct from Oxted, approximately 3 miles away, to both Victoria (for the West End) and London Bridge (for the City) in well under an hour. Meanwhile, Junction 6 of the M25 is just on the outskirts of the village –which means that Brighton and other South Coast resorts can be reached by car in as little as 45 minutes, and Gatwick airport in considerably less.

But there is more to Godstone than just the exceptional convenience of its location. The village boasts a rich and vibrant community, with organisations catering for all ages from toddlers to pensioners, together with a number of sports clubs – notably cricket - and societies of special interest. In addition

to an eclectic mix of shops, pubs and restaurants, amenities also include a village school (Ofsted Rating Good), a post office, dentists, a pharmacy, a petrol station, a nature reserve, and the well renowned Godstone Farm. Meanwhile, a wider range of shopping, dining, entertainment and leisure facilities can be found in the nearby towns of Redhill and Reigate - the latter one of the most attractive old market towns in all of Surrey.

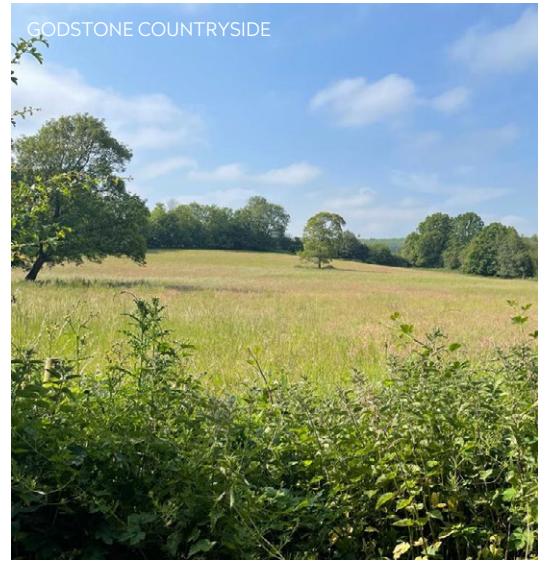
Further afield the North Downs and the beautiful wooded Surrey Hills, which together offer some of the best walking country in the whole of the South East, are just on the doorstep!

Pillarbox House can be found on Godstone Hill on the corner with Tylers Close.

GODSTONE GREEN



GODSTONE COUNTRYSIDE



ST JOHNS CHURCH



GODSTONE PONDS



GODSTONE VILLAGE

GODSTONE VILLAGE





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SELLING AGENT

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