



**Beadles Wood** is a light, open and well mixed woodland in the idyllic county of Surrey.

As you enter the woodland, mature oak, conifers, ash, and beech trees greet you. Birch and chestnut coppice can also be found to the south. The understory is rich with a variety of shrubs and ground cover that complement the wood's open and airy feel. In spring, the woodland is a sea of blue as the bluebells burst into bloom.

A mix of open fields and woodland to the south allows in lots of light making it a haven for wildlife. There are wide open areas throughout the woodland making it ideal for camping and woodland activities. There are no public access routes through or near the woodland making it a very private and secluded space.

Beadles Wood is in a very desirable location, situated between the village of Godstone to the west and Oxted to the east. Both the M25 and the A22 are easily accessible.

Ward is Oxted North and Tandridge and the County Council is Surrey

**Boundaries** The boundaries are fenced to the west and open to the north and marked with stakes. The woodland track borders the east and south.

**Access** There is good vehicle access from the main entrance. Parking is possible inside the woodland itself.

**Covenant** There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

[Click HERE](#) to see free OS maps and scroll out for a wider view.

### Details for this wood

**Guide price:** £82,000 - Freehold

**Size:** About 4½ acres

**Location:** Godstone, Surrey

**OS Landranger:** OS No 187

**Grid ref:** TQ 37274 52715

**Nearest post code:** RH9 8DD

**Contact:** Ben Williamson

**Phone:** 07958 213 914

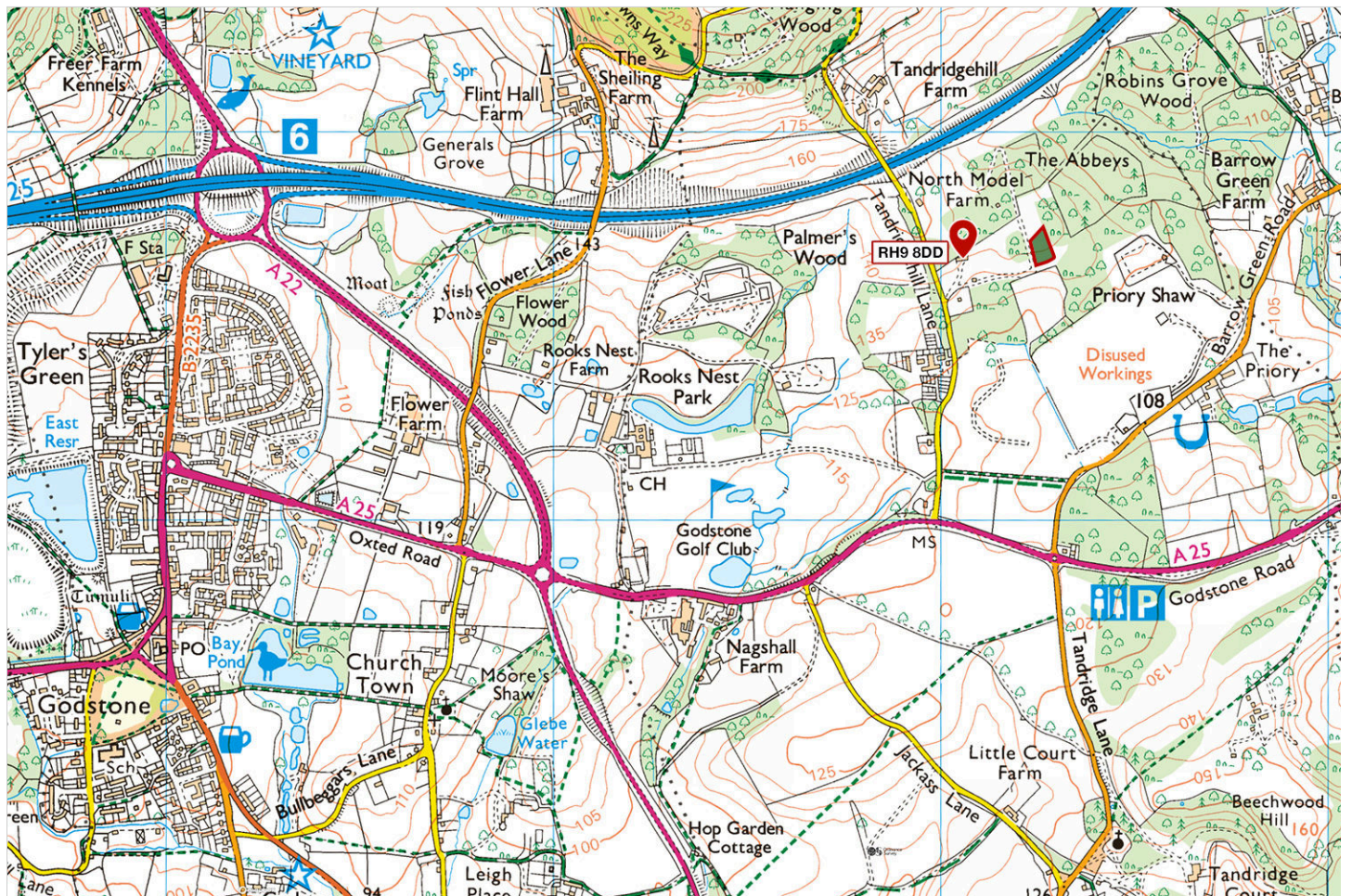
**Email:** [ben@forests.co.uk](mailto:ben@forests.co.uk)

**Viewing:** You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and ensure that you have a copy of these sales details with you. Many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

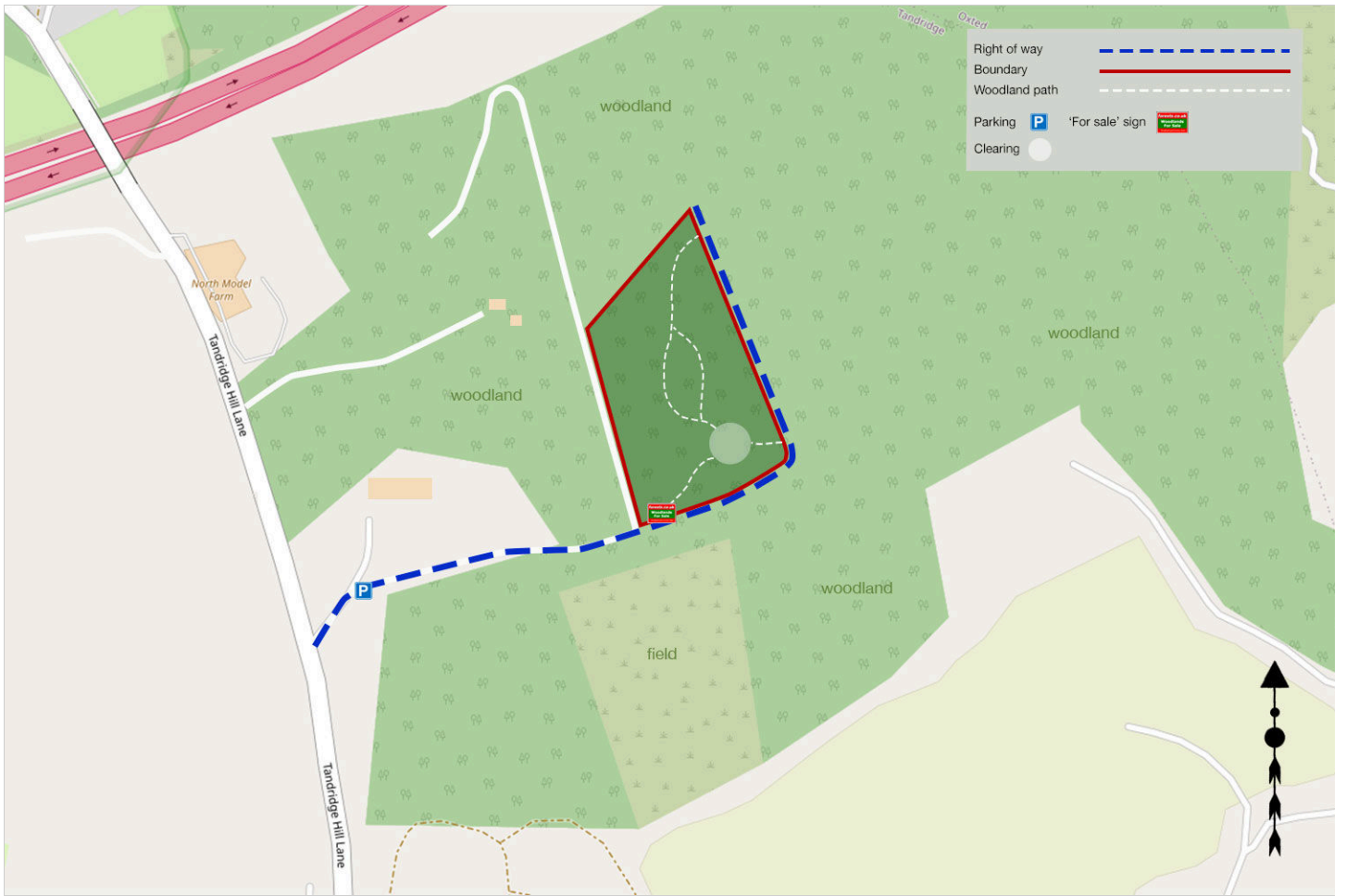
Maps: OS OpenData © Crown copyright and database rights 2023 & [OpenStreetMap](#)



# Our Maps







## Directions

### **Beadles Wood, Tandridge Hill Lane, Godstone, Surrey**

1. [Click here for Bing Maps Directions](#) enter your own postcode, and click on the "Directions" box.

- For viewing purposes, park on Tandridge Hill Lane near the entrance to Greenacres, please don't block the access.
- Follow the track for 200m, Beadles Wood will be on your left.

2. **For Satnav:** the nearest postcode is **RH9 8DD** as shown by the marker on the maps. The main coordinates for access and parking are: **51.256103, -0.037462. W3W: ///moving.maple.since**

**Please note:** the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.