



RAYNERS
TOWN & COUNTRY

4 TILBURSTOW COTTAGES, TILBURSTOW HILL ROAD
GODSTONE, SURREY, RH9 8LX

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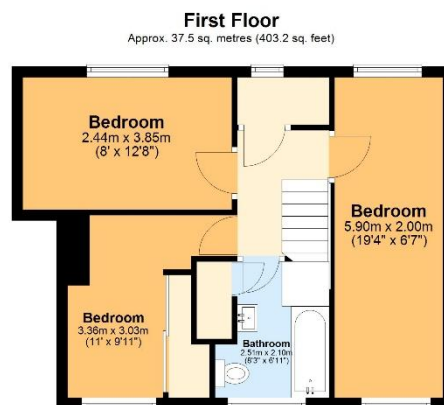
Guide Price £600,000

Situated close to the heart of Godstone Village, this nicely presented four-bedroom semi-detached cottage perfectly combines character and contemporary living. Extended to the ground floor, the property offers a spacious open-plan kitchen/dining area with modern fittings and doors opening directly onto the west-facing rear garden – ideal for entertaining and enjoying the afternoon sun. The ground floor also features a cosy lounge, a modern shower room, and a versatile office space, perfect for home working. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

Outside, the property benefits from a large driveway providing ample off-street parking, and a level west-facing garden complete with garden sheds, offering additional storage or hobby space. Modern throughout and ready to move into, this delightful home offers countryside charm with excellent access to local amenities, schools, and transport links. There is convenient access to a range of local amenities including a post office, bakers, chemist and selection of cafes, pubs and restaurants. Godstone Village has a local primary school, tennis and bowls clubs and direct access to Greenbelt countryside. Junction 6 of the M25 is around a mile away and mainline railway stations are at Oxted, Caterham and South Godstone. The larger towns of Oxted and Caterham provide a wider selection of shops, supermarkets sports centres and leisure facilities.







Total area: approx. 104.2 sq. metres (1121.5 sq. feet)
4 Tilburstow Hill Cottages



Tenure: Freehold Local Authority: Tandridge District Council
VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Council Tax Band: D

EPC Rating: D

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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