



**RAYNERS**  
TOWN & COUNTRY

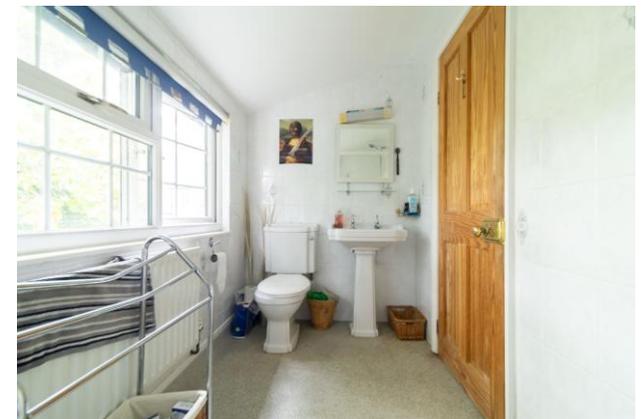
**STANSTED BOROUGH**  
TILBURSTOW HILL ROAD, GODSTONE, SURREY, RH9 8LY

# STANSTED BOROUGH

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OFFERS IN EXCESS OF £1,400,000

Set within an acre of private grounds, this residence offers two separate properties spanning over 4,500 square feet and offering the perfect balance of space, comfort, and flexibility for modern family life. The main house provides over 2,700 square feet and features four generously sized bedrooms, two bathrooms, and three reception rooms that can be tailored to suit your family's needs—whether that's a playroom, a quiet study, or a cosy lounge for movie nights. The heart of the home is a spacious kitchen opening to a dining room which steps down to a light and airy sitting room. For families seeking multi-generational living or additional space for guests, the separate lodge house is a standout feature. With its own entrance, two bedrooms, a full bathroom, and an impressive 23-foot living room, it provides independence without sacrificing proximity. It's perfect for grandparents, teenagers, or even as a rental opportunity. Outside, the acre of land offers endless possibilities—from summer barbecues to peaceful evenings. The property also includes an outbuilding with a gym space, making it easy to stay active without leaving home. There's ample parking and potential for further development, subject to planning permission. This is more than just a house—it's a place where your family can thrive and grow.







### Additional Information

Property has a septic tank  
Please note this property is sold with two title deeds.

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

**Council Tax Band: G**

**EPC Rating: MAIN HOUSE (D) LODGE HOUSE (C)**  
[www.raynersproperties.com](http://www.raynersproperties.com)

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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