



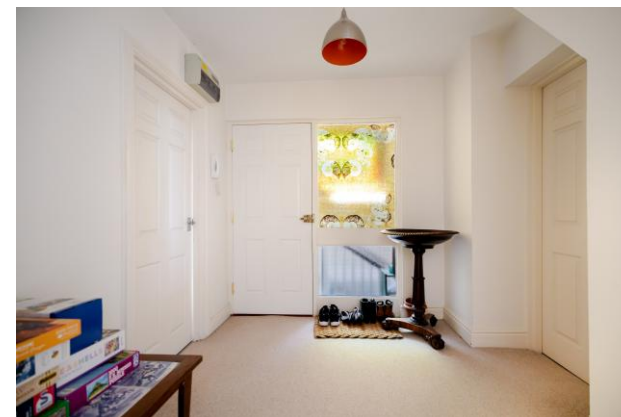
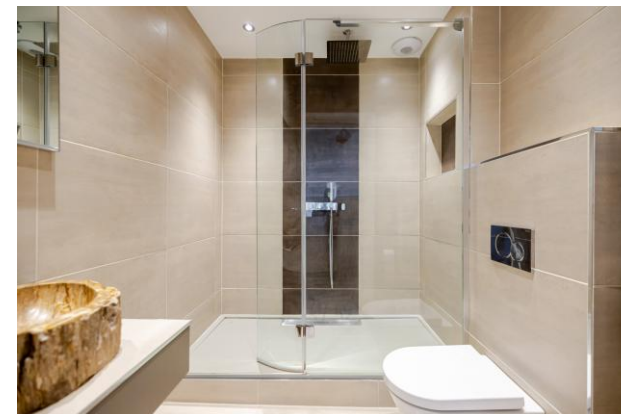
**RAYNERS**  
TOWN & COUNTRY

**8 ORME HOUSE, TILBURSTOW HILL ROAD  
GODSTONE, SURREY, RH9 8NN**

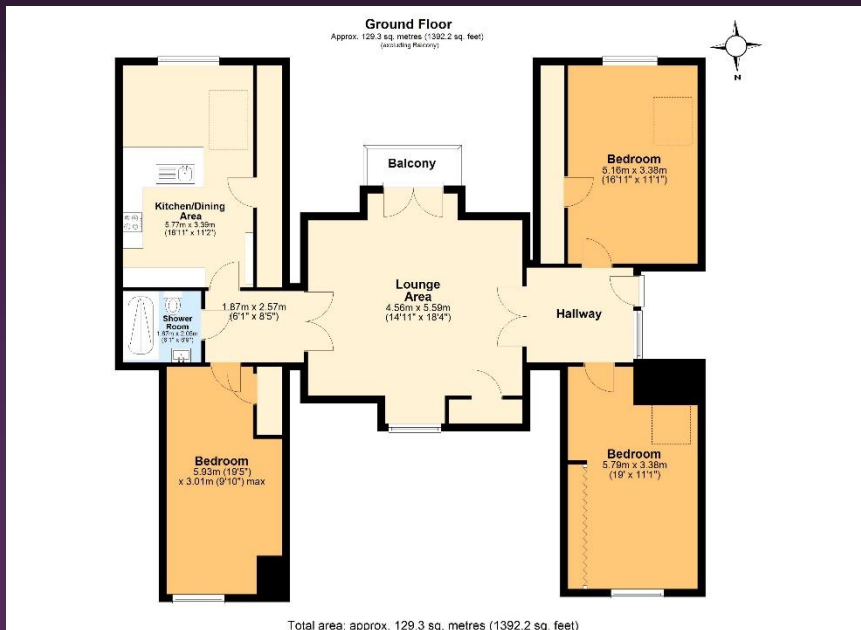
# 8 ORME HOUSE, TILBURSTOW HILL ROAD GODSTONE, SURREY, RH9 8NN

Set in an attractive rural location just over a mile from Godstone Village, this spacious second-floor apartment enjoys a peaceful setting while offering excellent access to Junction 6 of the M25. Godstone is a charming and historic village with a variety of pubs including the Bell, restaurants, cafés, independent shops, and a picturesque village green. Oxted, Redhill and South Godstone train station are all within a 15 minute drive ( South Godstone only 5 minutes). Gatwick airport is also a short distance away. Occupying the top floor of an imposing and characterful building, the apartment is accessed via a private entrance shared with just one other property. The exceptionally generous living room is a particular feature of the home, opening onto a private balcony that enjoys spectacular far-reaching southerly views across the surrounding countryside. The accommodation comprises three double bedrooms and a modern shower room. A superb kitchen/dining room provides an excellent space for cooking, dining, and entertaining, featuring a range of integrated appliances and room for family meals and social gatherings. Externally, the property benefits from an en-bloc garage, allocated parking, and additional visitor parking. Residents also have use of the extensive communal grounds, which offer a peaceful environment to relax and enjoy the surrounding setting.

Viewing is highly recommended. To arrange an appointment, please call 01883 347 446.







**Tenure: Freehold    Local Authority: Tandridge Council**  
**Lease length- approx. 187 years remaining**  
**Service charge: approx. £3000 per year.**

**Council Tax Band: E    EPC Rating: TBC**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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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

Sales  
01883 622 258  
Enquiries@raynersproperties.com

Lettings  
01883 622 244  
Enquiries@raynersletting.com

Land & New Homes  
01883 744 344  
Warlingham@raynersproperties.com

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