



RAYNERS
TOWN & COUNTRY

**5 ORME COTTAGES, TILBURSTOW HILL ROAD
SOUTH GODSTONE, SURREY, RH9 8NP**

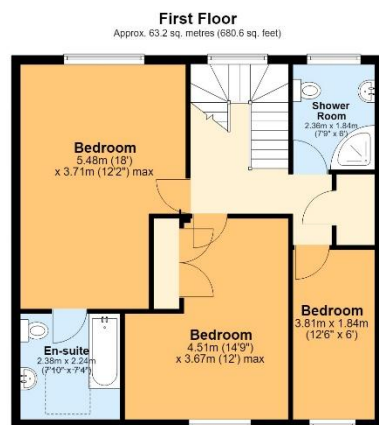
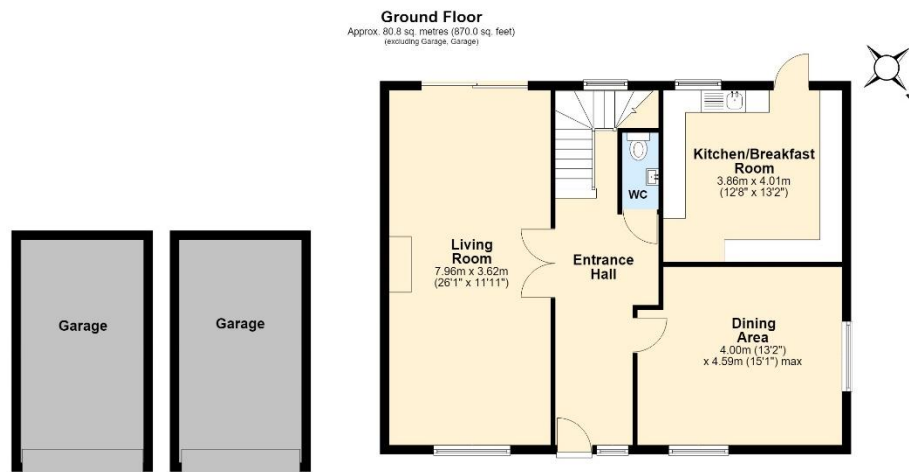
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Three-Bedroom End-of Terrace House with Countryside Views, Two Garages and No Onward Chain

Situated within the desirable Orme House development, Orme Cottages is an attractive three-bedroom end-of terrace house forming part of a beautifully converted country manor and its surrounding courtyard-style development. The property offers a spacious and welcoming entrance hallway, leading through to a dual-aspect lounge which enjoys an abundance of natural light. There is also a separate reception room/dining room, providing a versatile space ideal for entertaining, family meals or relaxing. The modern fitted kitchen is well presented and provides a practical and contemporary space for everyday living. Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. Externally, the property benefits from a landscaped rear garden, which provides access to the communal gardens of Orme House. The beautifully maintained communal grounds offer stunning countryside views, creating a peaceful and picturesque setting. Further benefits include two garages and an allocated parking space which has access to the rear of the property. Offered with **no onward chain**, this attractive home presents an excellent opportunity for those seeking a characterful property in a tranquil countryside setting, while still benefiting from the convenience of a well-established residential development and within close proximity to Godstone train station.







Total area: approx. 144.1 sq. metres (1550.6 sq. feet)



Tandridge district council- Tax band G. EPC Rating- C Maintenance charge- Approx. £650 per year to be confirmed through solicitors.

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

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