



RAYNERS
TOWN & COUNTRY

**I TILBURSTOW COTTAGES, TILBURSTOW HILL ROAD
GODSTONE, SURREY RH9 8LX**

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GUIDE PRICE £550,000

This immaculate semi-detached house offers beautifully presented and generously proportioned accommodation, perfect for modern family living. With four well-sized bedrooms, a stylish family bathroom and a separate shower room, the layout provides both comfort and practicality for busy households.

The light and spacious lounge creates a welcoming heart to the home and flows seamlessly into a bright conservatory, offering additional living space and lovely views over the garden. The contemporary kitchen is thoughtfully designed with modern fittings and ample storage, making it ideal for both everyday living and entertaining. Outside, the level south-west facing garden provides a wonderful setting for relaxing or hosting guests, enjoying plenty of afternoon and evening sunshine.

Situated close to the historic village of Godstone, the property benefits from a charming local community, picturesque surroundings and convenient access to local amenities, schools and transport links. This exceptional home combines style, space and location, making it an opportunity not to be missed.







Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: D

EPC Rating: D

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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