



**RAYNERS**  
TOWN & COUNTRY

**STANSTED COTTAGE, TILBURSTOW HILL ROAD,  
GODSTONE, SURREY, RH9 8NA**

# STANSTED COTTAGE, TILBURSTOW HILL ROAD, GODSTONE, SURREY, RH9 8NA

GUIDE PRICE £898,000

A unique and quirky cottage-style detached home, this enchanting four-bedroom property oozes charm and character at every turn. From the moment you arrive, its storybook appeal and distinctive features set it apart as something truly special. Inside, the spacious lounge is brimming with warmth and personality, showcasing feature fireplaces, exposed beams along with characterful windows. A separate dining room provides the perfect setting for entertaining, while the generous eat-in kitchen offers both practicality and a welcoming heart-of-the-home feel. A utility room and downstairs cloakroom add everyday convenience, and the delightful sun room creates a tranquil space to relax and unwind throughout the seasons. There is also a generous pantry and store room. Upstairs, the principal suite offers a peaceful retreat, complete with its own dressing area and en-suite bathroom. Three further well-proportioned bedrooms are served by a family bathroom, making this an ideal home for growing families or those seeking flexible space. Outside, the wrap-around garden is a true highlight, with a charming babbling brook adding to the sense of countryside serenity. Whether enjoying morning coffee, hosting summer gatherings or simply listening to the gentle sound of running water, the setting is both private and picturesque. A double garage and driveway parking complete this exceptional home. Full of character, warmth and individuality, this delightful cottage-style property offers a rare opportunity to own a home that is as distinctive as it is inviting.







**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: G**

**EPC Rating: F**

**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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