



Tilburstow Hill Road, South Godstone  
Surrey, RH9



*Beyond your expectations*



# Substantial family home with outbuildings in a rural location

Hamptons International

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5 Bedrooms | 3 Bathrooms (2 Ensuite) | Reception Hall | 3 Reception rooms | Superb Kitchen/Family Room | Utility Room | Cloakroom/Shower Room | Detached Triple Garage with adjoining office | Landscaped gardens approximately 0.8 acres | 3430 Sq Ft including Outbuildings | Idyllic Rural Location

**Guide Price £1,190,000 Freehold**

### Description

Set in a rural location amidst beautiful gardens of 0.8 acres, this well presented property has flexible living space of 3430 Sq ft including a detached triple garage with fully equipped home office in the garden. The property is arranged over two floors and is designed to create a modern living space that is flexible to suit the needs of a growing family. Entered via an impressive entrance hall from which the principle living rooms lead. A spacious 29 ft double aspect sitting room with part vaulted ceiling and feature fireplace with wood burning stove continues into a stunning conservatory that benefits from French doors opening into the garden. Of particular note is a modern kitchen/family room fitted with a good range of wall and base units incorporating a central island with granite top, solid oak work surfaces, integrated dishwasher and Falcon range cooker with electric hob and there is space for an American style fridge/freezer. The room has space for relaxing and there are bi-folding doors that open to the garden. Both rooms benefit from under floor heating. A TV room and fully tiled shower room completes the ground floor layout.

On the first floor there is a contemporary family bathroom with separate shower cubicle and 4 bedrooms including one bedroom with a modern ensuite shower room.

Completing the accommodation and located behind the garage is a home office with ensuite shower facilities ideal for guests.

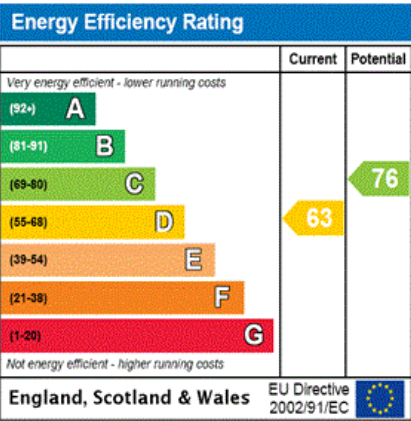
### Outside

Set amidst beautifully landscaped gardens that include mainly level grounds of 0.8 acres. There are electric double wooden gates and a driveway leading to the property with a large area of parking and access to a triple detached garage. The property offers a high degree of seclusion and is enclosed by high hedges with mature trees. Other features include a level lawn with a spacious patio adjacent to the house, a play area and brick built fire pit with seating.

In addition there is a fully equipped home office with bedroom/study with ensuite facilities.

### Location

Set in a rural position, Oakmead is located approximately 3 miles from the picturesque village of Godstone with its Green and village pond and a selection of local shops, pubs and restaurants. Oxted, Caterham, East Grinstead and Redhill town centres provide more comprehensive shopping facilities. The M25 is approximately 3 miles away giving easy access to Gatwick and the motorway network. Oxted (5 miles) and Redhill (7 miles ) mainline stations provide direct services to London Bridge and Victoria in 28-38 minutes and additionally Godstone Station is 1.2 miles with services to London, Redhill and Tonbridge.



Job Ref: 188064

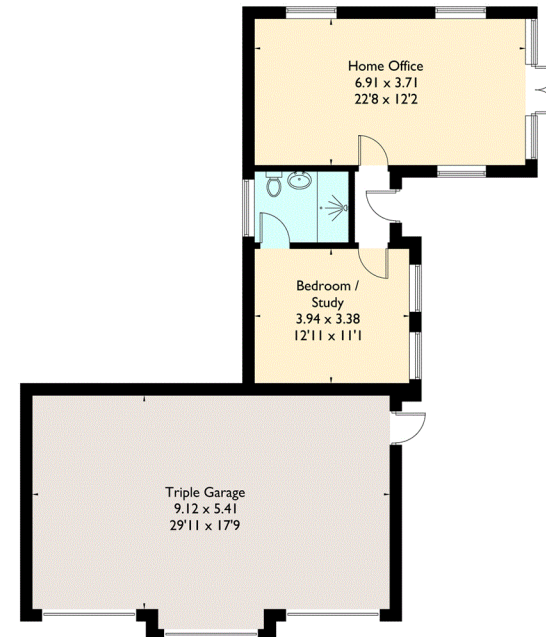
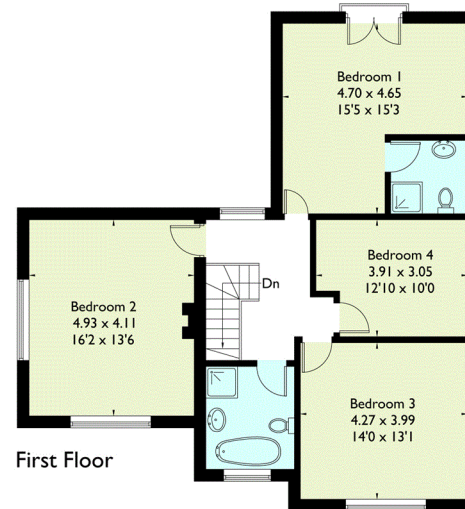
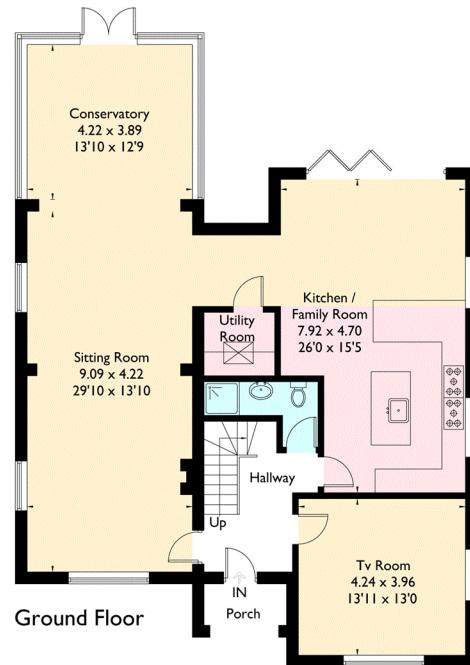
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

## Tilburstow Hill Road, South Godstone

Approximate Gross Internal Area = 221.0 sq m / 2378 sq ft

Outbuilding = 97.7 sq m / 1051 sq ft

Total = 318.7 sq m / 3430 sq ft



Outbuilding  
(Not Shown In Actual Location / Orientation)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



