

2 ORME COTTAGES, SURREY



CHURCHILL
COUNTRY & EQUESTRIAN

2 Orme Cottages Tilburstow Hill Road Godstone RH9 8NP

A spacious mid terrace Victorian conversion with land, stables & exceptional views.

A distinctive four/five-bedroom family home offering generous accommodation and equestrian facilities. Once forming part of a Victorian stable block, with approximately 2.89 acres of grounds including a paddock, 4 stables and multiple garages and a garden office. Set within an attractive courtyard setting, with far-reaching countryside views.

- **Generous 4/5 bedroom Victorian stable conversion**
- **Set in approx. 2.89 acres**
- **Four wooden stables, tack room and hay store**
- **Three garages plus ample parking**
- **Triple aspect living room with doors to terrace**
- **Kitchen/breakfast room with utility**
- **Master bedroom with en-suite**
- **Garden home office**
- **Attractive courtyard setting with stunning views**
- **Good transport links: M25 (J6) Oxted rail to London**



The Property

The property is approached via a central courtyard and opens into a spacious entrance hall with a useful cloakroom.

The kitchen/breakfast room offers a good family space and benefits from an adjoining utility room. Down the hall is a generous triple-aspect living room and a formal dining room, both with plenty of natural light featuring doors that open onto the rear terrace. There is also a study, which could also serve as a further ground-floor bedroom if required, and a coat cupboard with useful storage and alarm system.

Upstairs, the large galleried landing connects four double bedrooms. The master bedroom features an en-suite shower room and good-sized dressing room. The three further bedrooms, each enjoy views across the surrounding countryside and the property's own private gardens and land. There is also a well-appointed family bathroom, a large airing cupboard and a further storage cupboard.

Gardens and grounds

Externally, the property offers an impressive array of outbuildings and land. There is extensive parking, along with three garages, one within the main block, one adjoining the visitor parking area, and a further larger garage located by the stables.

A separate track- owned solely by the property - leads down to the land and stables, which include four wooden loose boxes, a feed/tack room, and a separate hay store. The grounds extend to approximately 2.89 acres, comprising grazing land and paddocks.

The private rear garden includes lawned areas, two patio terraces positioned to enjoy the countryside views, and a garden home office set at the lower end of the garden, ideal for remote working or hobbies.

Location

Beautifully positioned on the southern slopes of Tilburstow Hill, the property benefits from an attractive wooded approach and a high degree of privacy and seclusion. The vibrant village of Godstone lies approximately one mile to the north and provides a selection of amenities including restaurants, public houses, a convenience store, and a primary school.

The larger town of Oxted is a short drive away, offering an excellent range of shops, leisure facilities and mainline railway services to London (Victoria and The City). Road connections are superb, with Junction 6 of the M25 close by, providing fast access to the national motorway network, the M23, and London Gatwick Airport.

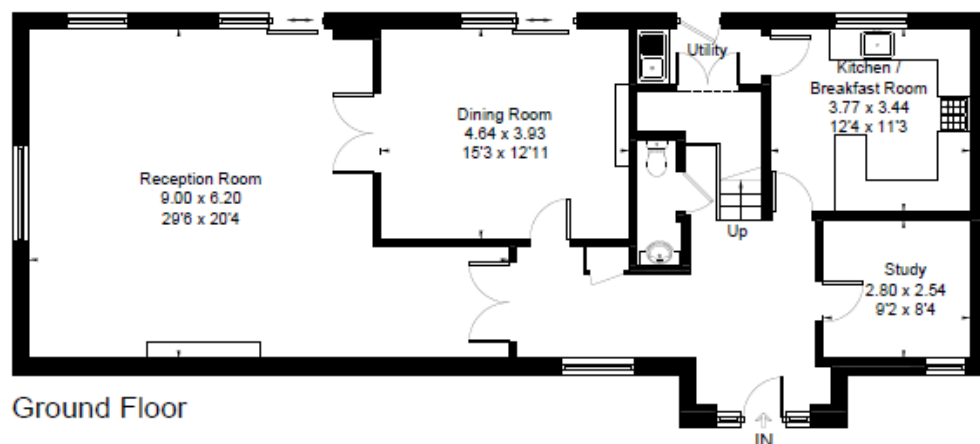
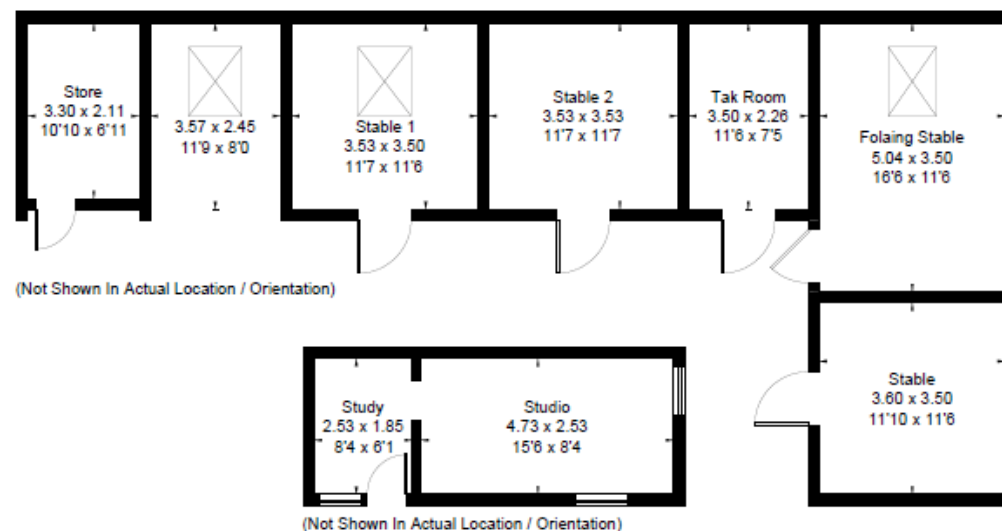
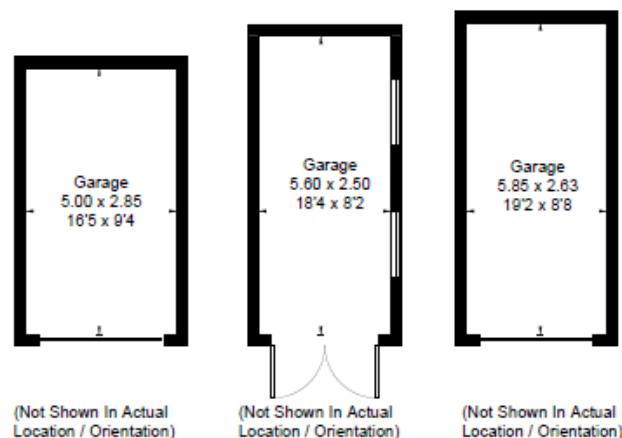
EPC:C Local Authority: Tandridge District Council.





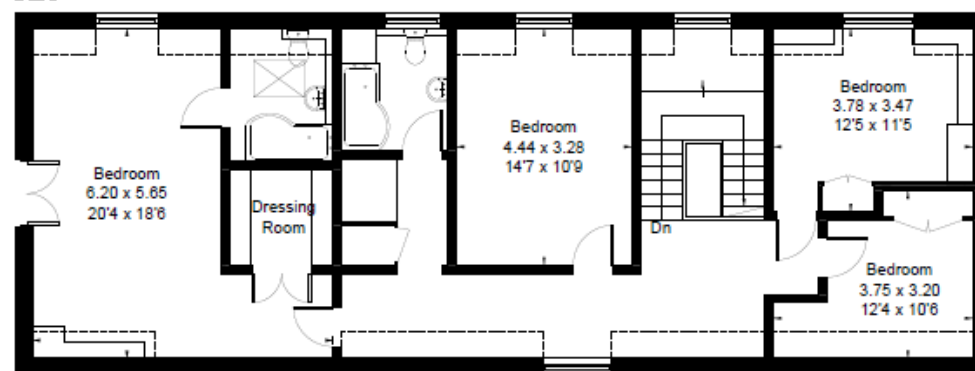


Approximate Floor Area = 221.8 sq m / 2387 sq ft
 Outbuildings = 133.5 sq m / 1437 sq ft
 Total = 355.3 sq m / 3824 sq ft (Including Garages / Excluding Open Space)



Ground Floor

[] = Reduced head height below 1.5m

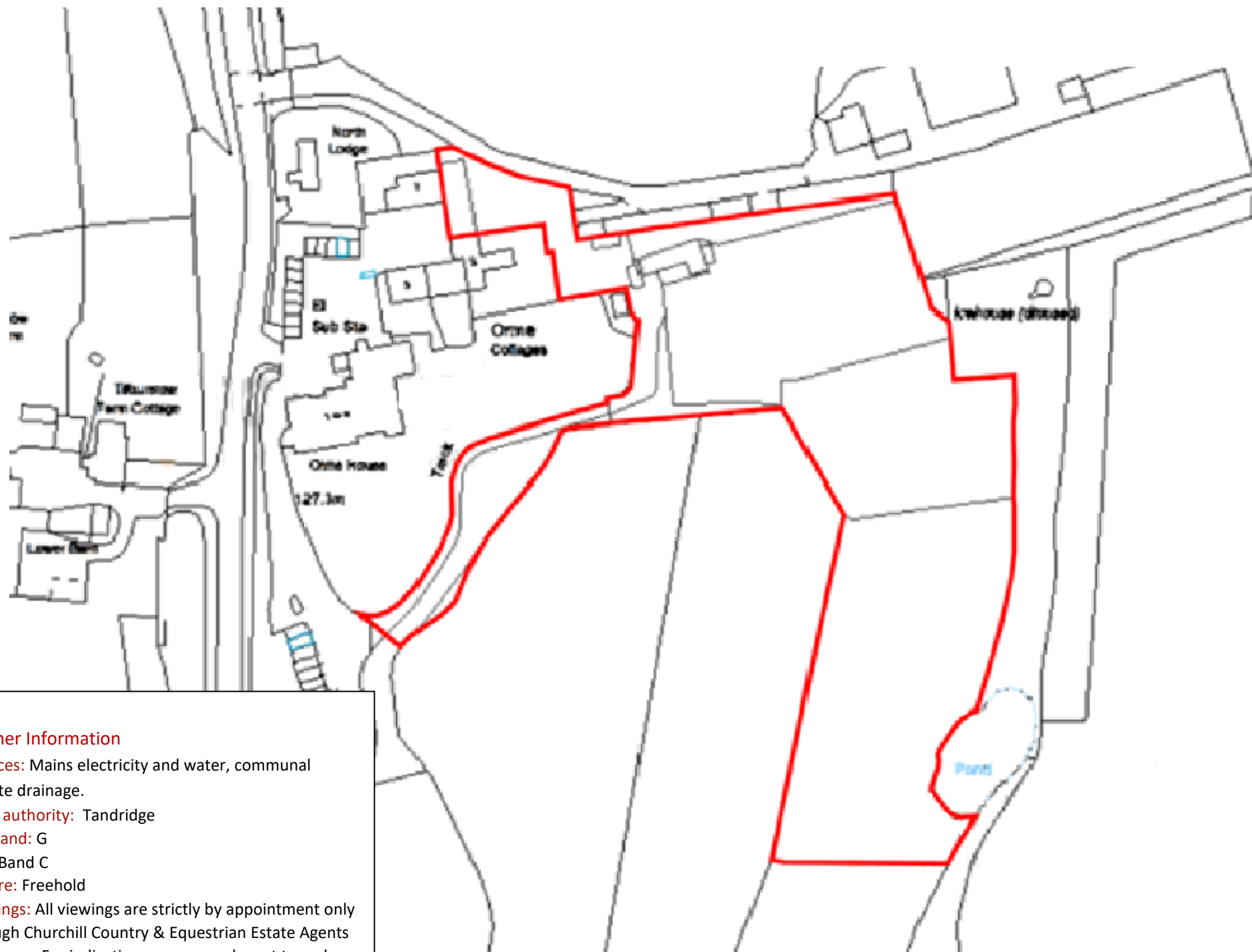


First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100916



Further Information

Services: Mains electricity and water, communal private drainage.

Local authority: Tandridge

Tax Band: G

EPC: Band C

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.



Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.