



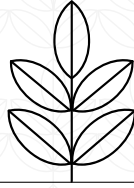
# Pilgrims Yard

TILBURSTOW HILL GODSTONE









# Pilgrims Yard

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Nestled in a picturesque courtyard setting with sweeping rural views, Pilgrims Yard is a collection of nine unique and characterful homes which blend history and modernity. Crafted with precision and care by the esteemed local developer, Stateside Developments, these one, two, and three-bedroom residences were once part of the renowned Pilgrim Harps workshop and its grounds.

Each of these homes exudes its own distinct charm and personality, reflecting the rich history and craftsmanship that once thrived within the Pilgrim Harps workshop. The developer's skilful touch has breathed new life into this historic site, preserving its character while introducing contemporary features to suit the needs and preferences of modern homeowners.

## Location

GODSTONE, IS IN MANY RESPECTS, THE ARCHETYPAL SURREY VILLAGE, WITH ITS ATTRACTIVE BLEND OF NEW AND OLD BUILDINGS, MANY OF THEM CLUSTERED AROUND A PICTURESQUE GREEN COMPLETE WITH A POND WHERE CARTERS USED TO WATER THEIR HORSES.

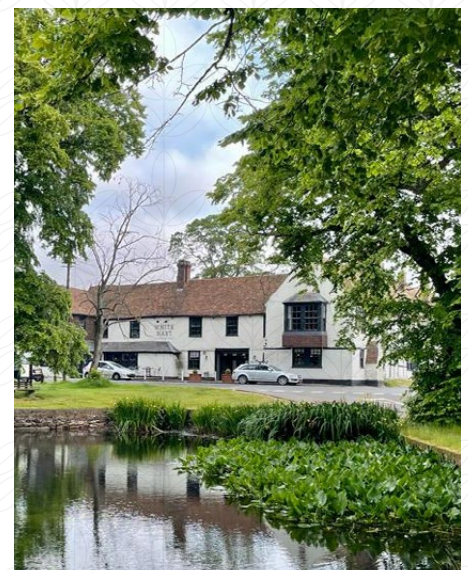
Godstone offers the best of both worlds as this picturesque scene is less than 20 miles from the centre of London. For the commuter, trains run direct from Oxted, approximately 3 miles away, to both Victoria (for the West End) and London Bridge (for the City) in well under an hour. Meanwhile, Junction 6 of the M25 is just on the outskirts of the village –which means that Brighton and other South Coast resorts can be reached by car in as little as 45 minutes, and Gatwick airport in considerably less.

But there is more to Godstone than just the exceptional convenience of its location. The village boasts a rich and vibrant community, with organisations catering for all ages from toddlers to pensioners, together with a number of sports clubs, notably cricket, and societies of special interest. In addition to an eclectic mix of shops,

pubs and restaurants, amenities also include a village school (Ofsted Rating Good), a post office, dentists, a pharmacy, a petrol station, a nature reserve, and the well renowned Godstone Farm. Meanwhile, a wider range of shopping, dining, entertainment and leisure facilities can be found in the nearby towns of Redhill and Reigate - the latter one of the most attractive old market towns in all of Surrey.

Further afield the North Downs and the beautiful wooded Surrey Hills, which together offer some of the best walking country in the whole of the South East, are just on the doorstep!

Pilgrims Yard can be found on Tilburstow Hill Road, which runs adjacent to the A22 runs between Godstone Village and Blindley Heath.





## History

FOR OVER FOUR DECADES, THE WORKSHOPS OF PILGRIM HARPS, ONE OF THE UK'S MOST DISTINGUISHED HARP MANUFACTURERS, WERE SITUATED IN COACH EAST & WEST.

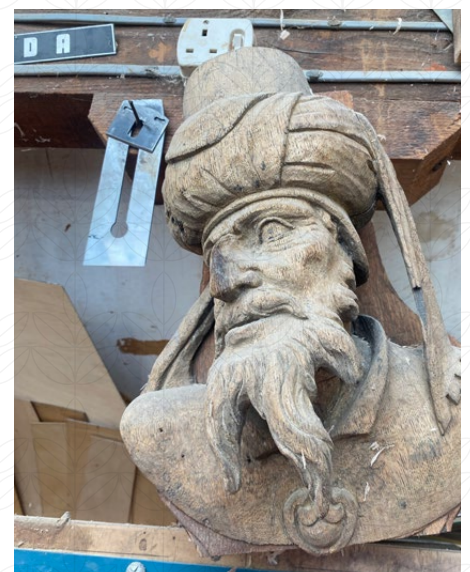
These workshops were home to the dedicated craftsmen and artisans who relentlessly pursued the creation of the finest harps. Their philosophy rested on three pillars: impeccable design, the use of flawless materials, and immaculate craftsmanship.

The craftsmen at Pilgrim Harps, produced each instrument by hand with exceptional materials. Their commitment to perfection has led them making the slightest improvements to their harps. While the aesthetics of the instruments are of great importance, their ultimate focus remained on the sound. They pay special attention to the richness and depth of tone, subtlety in dynamics and timbre, as well as clarity, projection, and power.

Before leaving the workshops, each harp underwent rigorous testing by one of the company's specialist harpists. These experts scrutinised every aspect of the harp's performance, ensuring accuracy of intonation and regulation.

Since 2023 Pilgrim Harps and its dedicated team have relocated to purpose-built workshops equipped with recital studios. This transition not only signifies their continued dedication to the art of harp making but also promises an exciting future where the melodic legacy of Pilgrim Harps will continue to enchant generations of musicians and harp enthusiasts worldwide.

Now this historic site is home to nine unique contemporary conversions.





# Site Plan







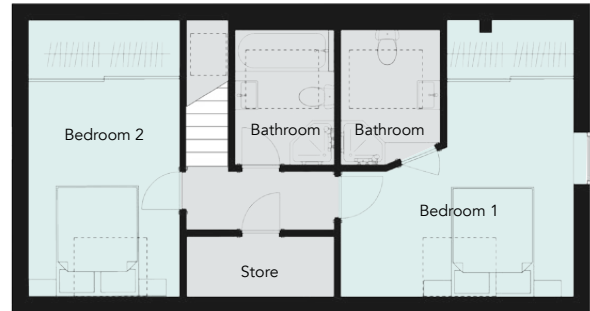
# Ariel View





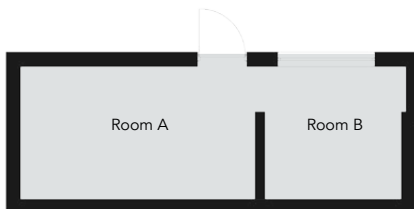


# Coach House East



## DIMENSIONS

Kitchen	3.63m x 3.78m	11'11" x 12'5"
Lounge	6.14m x 3.78m	20'2" x 12'5"
Dining Room	4.45m x 1.88m	14'7" x 6'2"
Bedroom 1	4.20m x 3.97m	13'9" x 13'0"
Bedroom 2	2.75m x 3.35m	9'0" x 11'0"
Bedroom 3	2.73m x 3.77m	8'11" x 12'4"
Store room A	4.77m x 2.70m	15'8" x 8'10"
Store room B	2.77m x 2.70m	9'1" x 8'10"







# Coach House West **Reserved**



## DIMENSIONS

Kitchen/Dining Room	4.87m x 3.59m	16'0" x 11'9"
Lounge	4.88m x 3.94m	16'0" x 13'0"
Bedroom 1	4.79 m x 4.14m	15'9" x 13'7"
Bedroom 2	5.16m x 3.54m	16'11" x 11'7"
Bedroom 3	7.54m x 3.48m	24'9" x 11'5"
Store	3.82m x 2.70m	12'6" x 8'10"

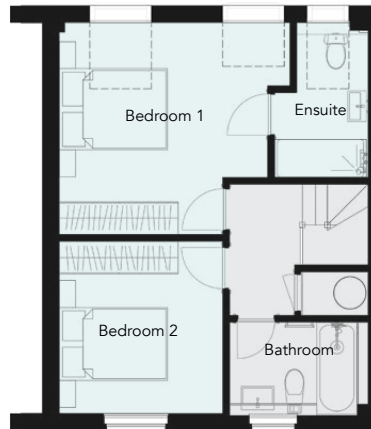
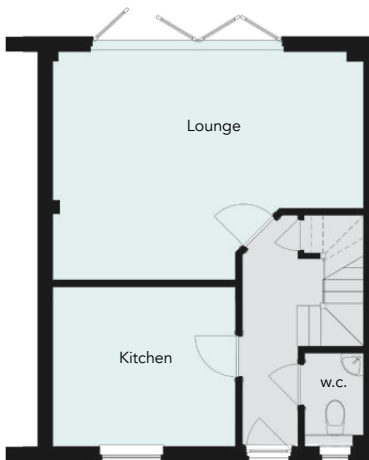




# The Haybarns



## Plot 3



### DIMENSIONS

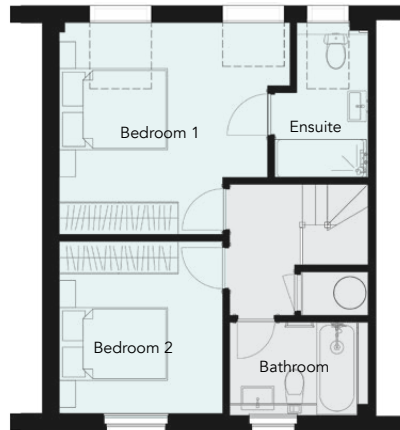
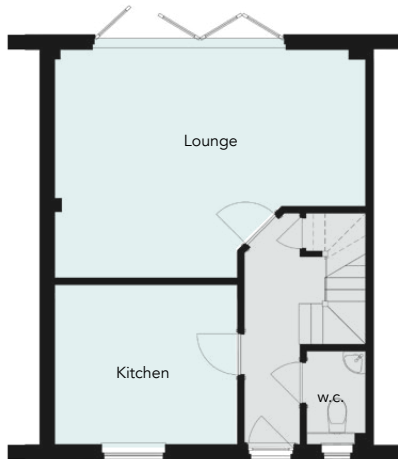
Living/Dining Room	5.70m x 4.25m	18'8" x 13'11"
Kitchen	3.35m x 2.95m	12'0" x 9'8"
Bedroom 1	4.27m x 3.95m	14'0" x 13'0"
Bedroom 2	3.00m x 3.22m	9'10" x 10'7"





# The Haybarns

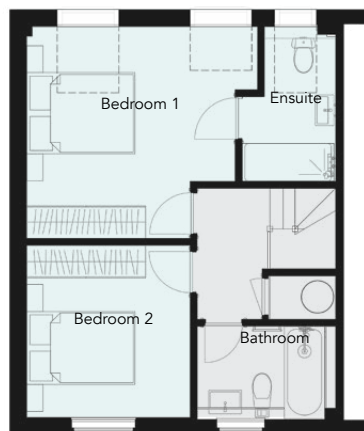
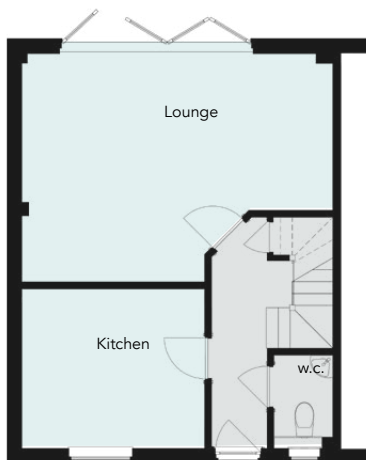
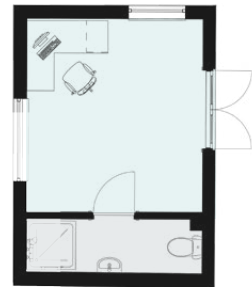
## Plot 4



### DIMENSIONS

Living/Dining Room	5.83m x 4.25m	19'2" x 13'11"
Kitchen	3.38m x 2.95m	11'1" x 9'8"
Bedroom 1	4.57m x 3.96m	15'0" x 13'0"
Bedroom 2	3.15m x 3.22m	10'4" x 10'7"

## Plot 5 **Reserved**



### DIMENSIONS

Living/Dining Room	5.75m x 4.25m	18'10" x 13'11"
Kitchen	3.38m x 2.95m	11'1" x 8'1"
Bedroom 1	4.48m x 3.95m	14'8" x 13'0"
Bedroom 2	3.06m x 3.22m	10'0" x 10'7"
Home Office	3.28m x 3.60m	10'8" x 11'9"





# The Cart Shed



## DIMENSIONS

Kitchen/Living Room	7.10m x 4.16m (A)	23'4" x 13'8"
	7.48m x 4.16m (B)	24'6" x 13'3"
Bedroom 1	3.24m x 4.03m	10'8" x 13'3"
Bedroom 2	3.81m x 2.87m	12'6" x 9'5"







# The Old Dairy **Reserved**



## First Floor



## DIMENSIONS

Kitchen/Living Room	9.89m x 4.67m	32'5" x 15'4"
Master Bedroom	5.98m x 2.55m	19'7" x 8'4"
Bedroom 2	4.46m x 3.30m	14'8" x 10'10"
Bedroom 3	4.18m x 3.44m	13'9" x 11'3"

## Ground Floor





# The Workshop **Reserved**



## DIMENSIONS

Kitchen/Living Room	6.04m x 6.77m	19'10" x 22'3"
Master Bedroom	5.25m x 3.36m	17'3" x 11'0"
Bedroom 2	3.55m x 3.36m	11'8" x 11'0"
Bedroom 3	2.45m x 3.66m	8'0" x 12'0"





# The Farm Store



## DIMENSIONS

Kitchen/Living Room	6.43m x 3.52m	21'1" x 11'7"
Bedroom	4.32m x 3.52m	14'2" x 11'7"



# Specification

Stateside Developments are committed to delivering quality throughout as detailed in the specification notes below. Please note that there are variations across the 9 different properties at Pilgrims yard. This specification is presented as a general guide and subject to changes and updates.

## Kitchens

- Contemporary, handleless Kitchen with Quartz stone work surfaces
- Fully integrated range of Bosch appliances
- Units feature 'Symmetry' matt handles
- Worktops - 20mm Composite stone worktops (Quartz) 'Strata Quartz Marbled White' undercut for LED lighting
- Upstands – 100mm Quartz Stone
- Sink - Large square bowl in stainless steel undermounted with grooves to the stone worktop for draining
- **Appliances**
- Bosch single pyrolytic oven in black
- Bosch compact combination microwave with plate warming function
- Bosch combination fridge/freezer
- Bosch fully integrated dishwasher
- Bosch 80cm induction hob
- Black glass, Bosch front loading integrated washer/dryer
- Falmec slim built-in extractor
- Large pull outs for tall tower unit
- Large pan drawers with hidden cutlery pull out
- LED under unit lighting & underside of worktops
- LED internal lighting for space tower

## Family Bathrooms

- Shower and taps by Hansgrohe
- Italian porcelain tiles by Minoli
- Basin - Duravit ME by Starck basin, single tap hole in Satin White
- Furniture - Duravit L-Cube wall mounted vanity unit with drawer
- Basin Taps - Hansgrohe Talis E single lever monobloc in matt black
- Bath - Britton clear green shower/bath
- Shower - Hansgrohe Raindance Select E in matt black with I-Box thermostat for easy control
- Shower Screen - Novellini - clear glass and matt black trims
- WC - Duravit ME by Starck wall mounted toilet finished in Satin White with soft close seat and matt black flush plate
- Towel Radiator - Richmond thermostatic electric ladder towel radiator in matt black

## Ensuite Shower Rooms

- Basin - Duravit ME by Starck wide compact basin with single tap hole
- Furniture - Duravit D-Neo vanity unit, wall mounted with drawer
- Basin Tap - Hansgrohe Talis E single lever monobloc in Chrome
- Shower Tray - Novellini Novosolid tray - 1200 x 1000mm
- Shower - Hansgrohe Raindance Select E in chrome with I-Box thermostat for easy control
- Shower Screen - Novellini Elysium Opera enclosure in chrome
- WC - Duravit D-Neo floor standing back-to-wall toilet with chrome flush plate
- Radiator - Richmond electric thermostatic ladder towel radiator in matt black

## Flooring

- Soft Flooring – Carpets to Bedrooms and Stairs
- Hard Flooring - Karndean to Hallways, Living Rooms and Kitchens or porcelain wood effect planks

## Decoration

- Woodwork - finished in Satinwood
- Walls & Ceilings – Range of Dulux colours to a contemporary colour Palette

## Joinery

- Stairs - Softwood staircase with American White Oak handrails and newel posts. Balustrading varies with some being glass
- Internal Doors - Oak Iseo V-Grove Doors, Oak Iseo Central 4-Light glazed doors (not all homes), Brushed Chrome Handles
- Skirting - Pencil Round mdf Skirting
- Architrave - Pencil Round mdf Architrave
- Window Boards - moisture resistant mdf bull Nosed window boards
- Front Doors - Composite door with two glazed panels and multi-point locking (colour and design varies)

## Electrics

- Fully installed alarm and pre-wired for CCTV
- Deta slimline white sockets with brushed chrome and to all light switches
- All downlights with LED lamps
- Shaver points in brushed chrome
- Multi gang engraved switch plates for isolation of all the appliances to the Kitchen
- External wall lights to the front and rear of the home
- External weatherproof power point to rear of homes
- Electric car charging point
- Nest smoke alarms
- Alarm - Intruder alarm fully installed with door sensors on all external doors and key pad in Hallway
- Each home has been pre-wired for CCTV

## Audio Visual

- TV and network cabling throughout
- A digital aerial is fully installed

## Central Heating/Hot water

A 'wet' Underfloor heating system is provided to the ground floor and first floor with its own manifold and the temperature in each room can be controlled by a digital room thermostat/programmer. Radiators will be provided to the first floor accommodation.

Air source heat pump - The new Mitsubishi 'Ultra Quiet' Ecodan Air Source Heat Pump provides the energy source for all the heating and hot water

## External Features

- Automated entrance gates
- Electric car charging points





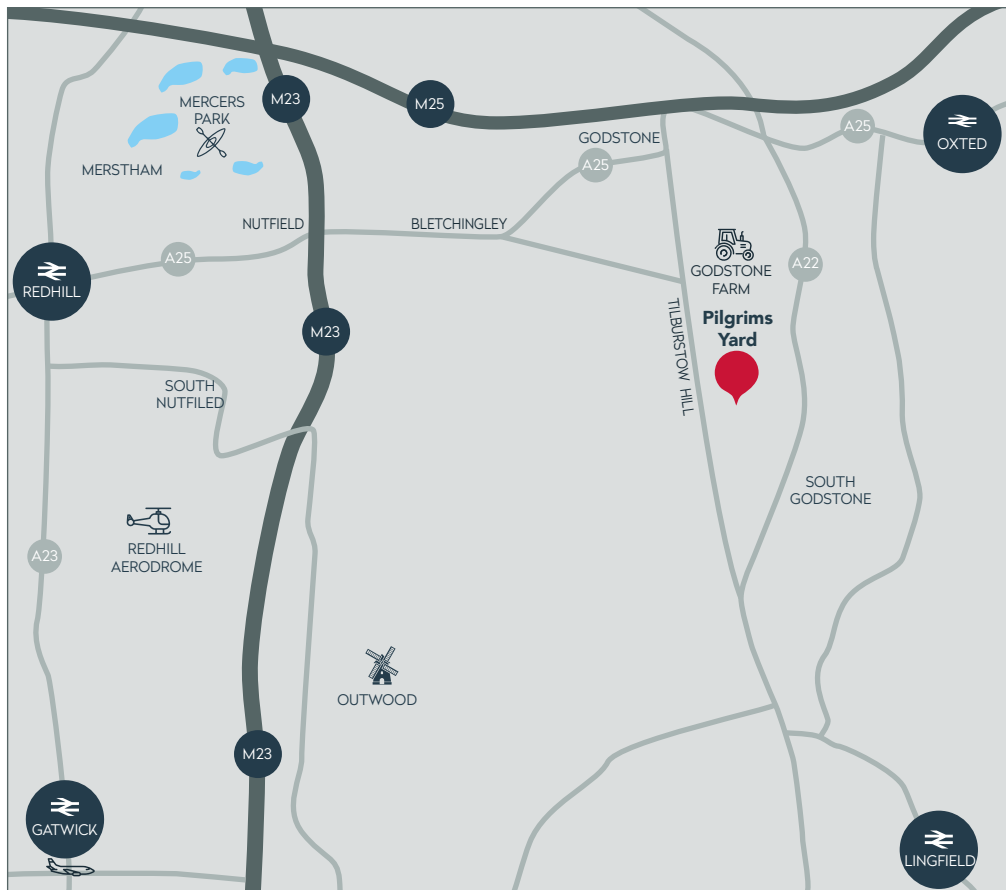


# How to Find Us

Pilgrims Yard  
 Tilburstow Hill  
 Godstone RH9 8NA

If driving via the M25 take the Godstone exit at junction 6 and follow the signs for Godstone. Drive through the village with the green on your right, take the second exit - Tilburstow Hill Road. Drive approximately a mile down this road passing Harts Lane on the left. The development is past this junction on the left handside.

If driving from the south, travel north on the A22 until you see SK Camping take the next left onto Tilburstow Hill road and the development is approximately 1 mile along the road on the right.



**Redhill Station** is 6 miles from Pilgrims Yard. From Redhill there are direct trains to London Bridge, London Victoria and Thameslink services. Redhill also serves the Reading to Gatwick line.

Times below are from Redhill and all are direct connections:



**M25 Junction 6** is a 5 minute drive (2.0miles) from Pilgrims Yard.

Distances below are from Pilgrims Yard, RH9 8NA:











If you would like to find out more about these properties, or to arrange a viewing, please contact the selling agents:

Robert Leech Estate Agents  
72 Station Road East  
Oxted  
RH8 0PG  
T: 01883 717272  
E: [oxted@robertleech.com](mailto:oxted@robertleech.com)  
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