



Hextalls Lane, Bletchingley
Surrey, RH1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Magnificent views & Character

Hamptons International

29 Station Avenue, Caterham, Surrey, CR3 6LB

Sales. 01883 345255

caterham@hamptons-int.com

www.hamptons.co.uk

3 Bedrooms | Entrance Hall | Cloakroom | Sitting Room | Kitchen/Breakfast Room | Pantry | Utility Room | Dining Room | Conservatory | Bathroom | Shower Room | Garage | Patio | Garden

Offers Over £795,000 Freehold

Description

High on the north downs set in grounds of about an acre offering magnificent views is this well proportioned property, which forms the central part of this magnificent house, with many original features including original stone work, beams and high ceilings.

The accommodation extends to about 3019 sq ft and is arranged over three floors.

The property is accessed though a most impressive vaulted glass entrance hall which sets the tone continuing through an inner hall which is currently used as a Study. A spacious 29 Ft living room with an open fire, stone surround and three French doors lead into the delightful conservatory with southerly views over the garden and surrounding countryside.

A spiral staircase leads down to the farmhouse style kitchen/breakfast room with base units, exposed beams and coal fired Aga giving this room a welcoming cosy feel. There is an integrated fridge and dishwasher, a separate utility area, larder and coal store. Additionally there is a dining room and access out into the patio.

On the first floor there are three bedrooms and a modern family bathroom. The charming master bedroom has views to the rear of the property, wooden floors, exposed beams and a good range of built in wardrobes.

Outside

The property is set in a tucked away position along a private no through lane. To the front there is a double garage with parking for several cars and enjoys a woodland aspect. From the Kitchen / breakfast room a door opens out onto a pretty paved patio area which is an ideal space to sit out in the summer months. Additionally the rear garden/field has a pond, mature trees and is set off to the left accessed by steps and a path across a neighbouring garden. In all the grounds extend to 1.091 acres (0.44 Ha)

Location

The property lies in a rural location designated Green Belt just under 1.5 miles north of Bletchingley village with its range of local shops and inns. Caterham (2 miles) and Redhill (3.5 miles) provide more extensive shopping facilities. Redhill and Merstham railway stations offer frequent services to Victoria and London Bridge in approx 35 minutes. The M25 is approximately 4 miles. Sporting facilities in the area include the nearby Bletchingley Golf Club, equestrian establishments, The Priory Health & Leisure Club in Nutfield. There are local schools including The Hawthorns in Bletchingly, Caterham and Oakhyrst Grange.



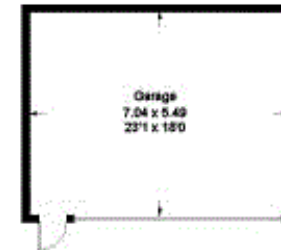
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



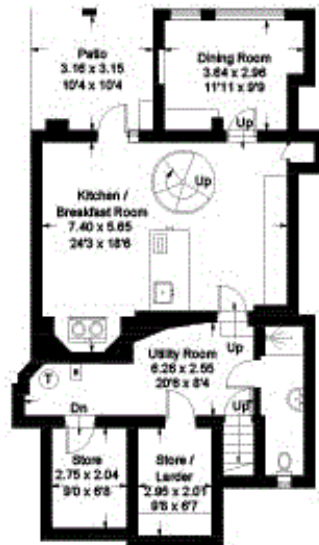
Stable
(Not Shown in Actual Location / Orientation)

Approximate Gross Internal Area = 280.5 sq m / 3019 sq ft
(Including Reduced Headroom)
Garage = 38.8 sq m / 418 sq ft
Stable = 11.7 sq m / 126 sq ft
Total = 331 sq m / 3563 sq ft

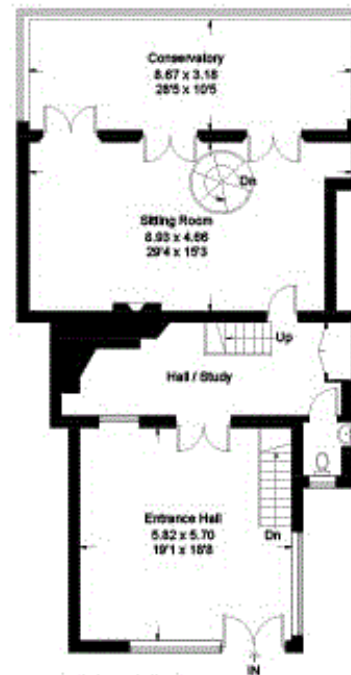
- Reduced headroom below 1.5m / 5'0"



Garage
(Not Shown in Actual Location / Orientation)



Lower Ground Floor



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID259485)
www.bagshawandhardy.com © 2016

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.

