



Church Lane, Bletchingley
Surrey, RH1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Charming period cottage in central village location

Hamptons International

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3 Bedrooms | Kitchen/Breakfast Room | Cloakroom | Sitting Room | Dining Room | Study | Bathroom | Cellar | Delightful part walled garden | Convenient for the village

Guide Price £599,950 Freehold

Description

A charming 3 bedroom period cottage offering good sized extended accommodation arranged over two floors, situated in the heart of the village conservation area.

The property has much character with many original features and also benefits from part Everest double glazed sash windows. The property has been extended at ground level by the current owners to offer spacious and flexible living. There is a pretty entrance hall which leads into the principle reception rooms and WC. The charming double aspect sitting room was once a Quaker chapel and has retained the ceiling height and large windows giving a light and airy feel. It also has Everest double opening doors leading out to the cottage garden. There is a door leading to the cellar providing additional storage space. The kitchen benefits from a good range of wall and base units with double oven, electric hob with space for a washing machine and fridge/ freezer.

To the front of the property are two additional reception rooms with original sash windows, one with a gas fireplace offering flexibility to create a study/office and dining room. On the first floor there are 3 bedrooms, two with original sash windows and a good selection of storage space, the master bedroom benefits from fitted wardrobes, airing cupboard and double glazed window. Completing the first floor is a family bathroom.

Outside

The cottage garden has been lovingly maintained with

mature borders to the front with a side access gate leading to the rear. There is a herringbone brick path leading to a part walled garden with mature shrubs and views over neighbouring gardens. The outside of the cottage benefits from attractive part tile-hung elevations.

Location

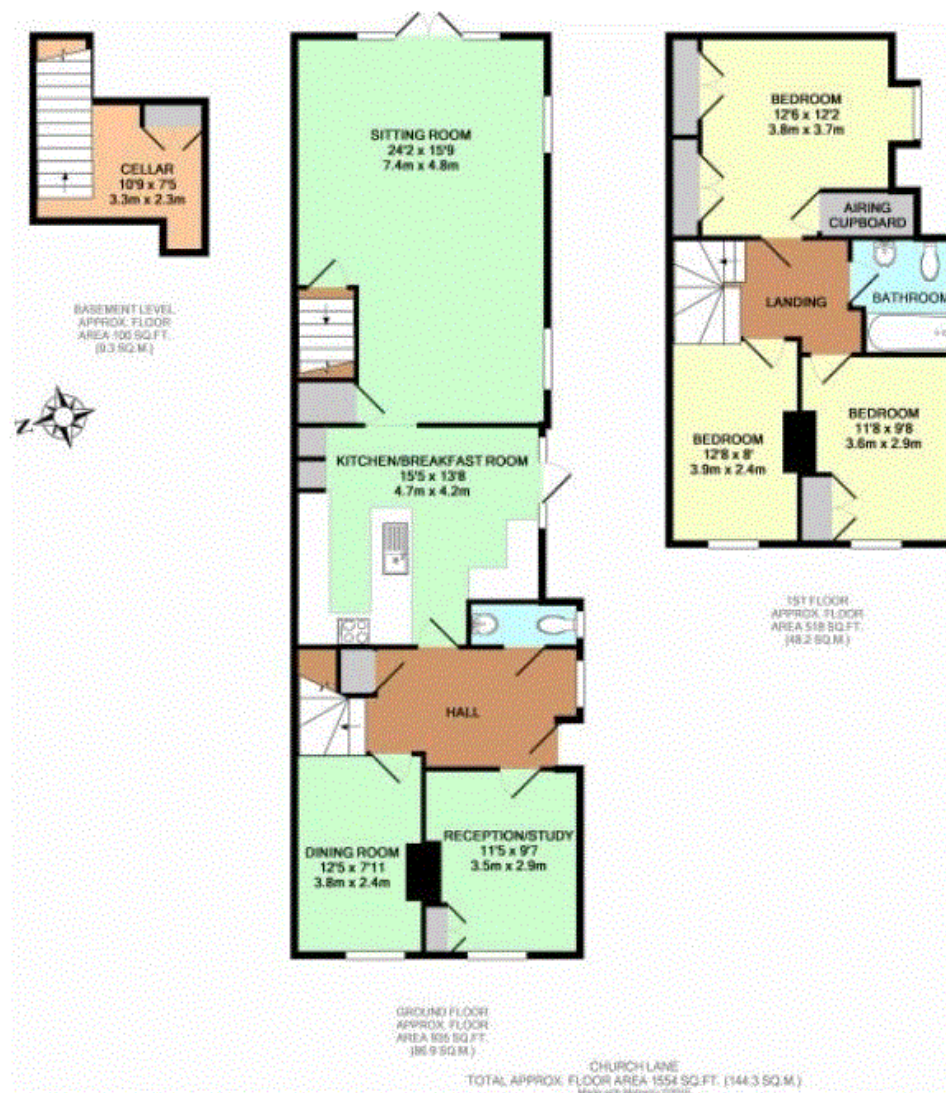
Sitting in the very heart of historic Bletchingley village with a range of local shops and village amenities close by. These include a village school, church, recreation ground with playground, picture galleries, fine antique shops, pubs and restaurants. Close to the village are extensive green belt walks and bridleways as well as Bletchingley Golf course. The larger towns of Caterham (c.3.5 miles) Redhill (c.2.5 miles) Reigate (c.6.5miles) and Oxted (c.5 miles) provide a more comprehensive range of shopping facilities. The M25 (J6) is easily accessible about 2 miles to the east. Local schools include a village primary school, The Hawthorns, St Bede's, Oakhyrst Grange and Caterham.

Gatwick airport is approximately 10 miles distant

TRAIN SERVICES: Redhill and Merstham stations offer frequent services to Victoria and London Bridge for the city in about 35 mins.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

