



Bletchingley

Guide Price £1,350,000

Robert
Leech. 



A fabulous detached family home, built in the 1930's which has been in the same family for the past 37 years. Beautifully proportioned accommodation throughout, with wonderful views over the surrounding countryside and to the North Downs. With a great sized garden, outbuildings and parking for numerous cars.



A fabulous detached family home, built in the 1930's which has been in the same family for the past 37 years. The accommodation is beautifully proportioned throughout, with wonderful views over the surrounding countryside and to the North Downs from many of the principle rooms.

On the ground floor, the kitchen/breakfast room is the real hub of the family home with ample space for a large farmhouse table, a large utility and pantry make this the perfect set up. There is a further reception room which could be utilised as a dining room with doors through to a very large conservatory. The main sitting room is a delightful room with open fire and plenty of space for a large dining table - set in a semi circular window. The study is beautifully appointed with Smallbone furniture, there are stairs down to a wonderful craft room/wine store. A cloakroom completes the ground floor.

Upstairs the principle bedroom is of excellent proportions with fitted wardrobes, a double aspect and a fantastic ensuite. The bathroom is fitted with more Smallbone furniture and is a combination of bathroom and dressing room with an unusual central shower and large bath. There are three further double bedrooms and a family bathroom.

Outside there is parking on the driveway for numerous cars, a large outbuilding which consists of two halves, one to the front for general garage storage and a further excellent room to the rear.

The garden is beautiful and surrounded by open countryside, a large yorkstone patio provides the perfect space for a table and chairs to enjoy the views over the fields and up to the North Downs. There is a fabulous Alitex greenhouse for the green thumb!

Situated on the edge of the beautiful Surrey village of Bletchingley, which has the benefit of a very good village shop, post office, school, church, recreation ground, gastropub and Lamingtons - a very well thought of tea shop. Close to the village are gorgeous countryside walks as well a highly regarded 18 hole golf course. There are larger towns, including Reigate, Redhill, Oxted and Caterham, which are all within a short drive and have an array of shops, restaurants and amenities.





At a glance

- Fabulous detached 1930's house
- Been in the same family for 37 years
- Large west facing garden
- Surrounded by wonderful countryside and views to the North Downs
- Within easy reach of Redhill and Oxted stations
- Well proportioned accommodation throughout
- 4 bedrooms and 2 bathrooms
- 3367 sq ft of living accommodation
- Ground source heat pump
- EPC tbc
- Council tax band G

ST. ANDREWS. SANDY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3367 SQ FT - 312.85 SQ M
(EXCLUDING GREENHOUSE, SHED, OUTBUILDING 1, OUTBUILDING 2 & LOFT)

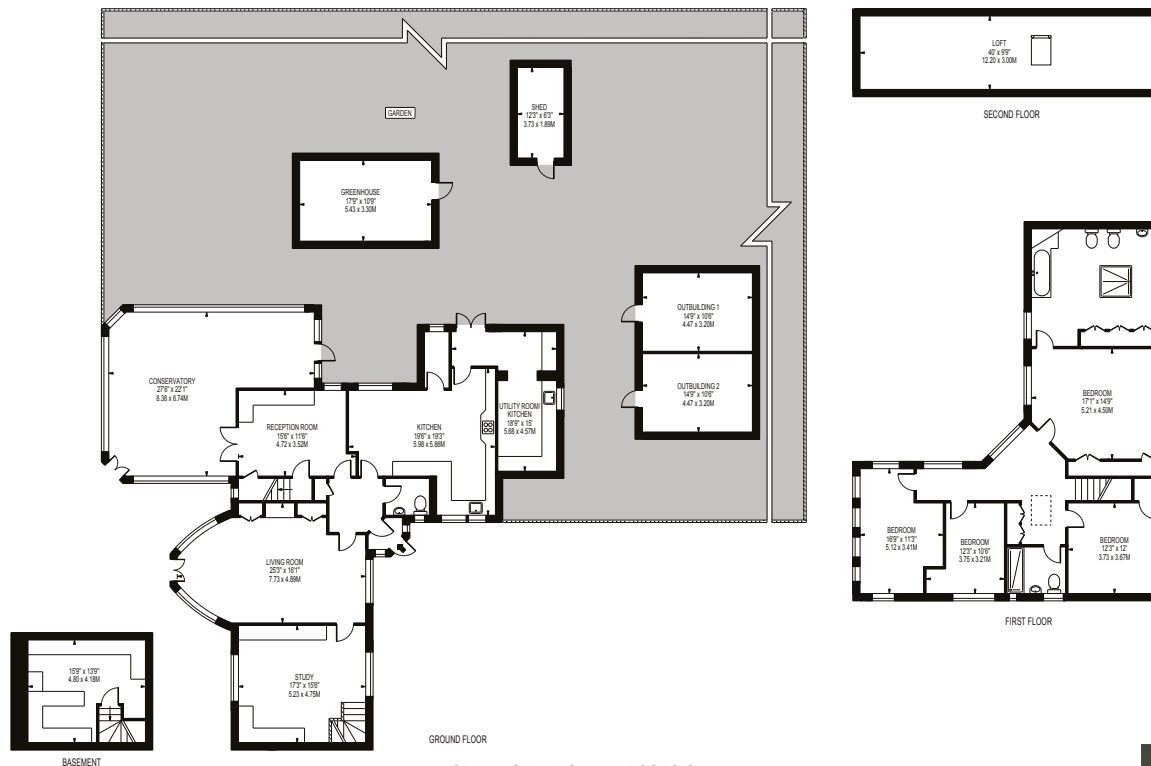
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GREENHOUSE: 193 SQ FT - 17.92 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 76 SQ FT - 7.05 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 154 SQ FT - 14.30 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 154 SQ FT - 14.30 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF LOFT: 394 SQ FT - 36.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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Intrigued?

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REIGATE OXTED LINGFIELD