



Bletchingley, Surrey

Private  
Estates. 

PRIME PROPERTY FROM ROBERT LEECH  
LONDON & GLOBAL MARKETING



## **A wonderful four bedroom country residence with substantial outbuildings and glorious grounds approaching 5 acres - private road location**

This unique detached lodge, believed to have been built in the 1950s, is set within its own private grounds, situated at the entrance to a private road. The property offers adaptable accommodation which includes four bedrooms and a double aspect kitchen breakfast room of over 24 ft. Providing the perfect balance of family living and rural life, the grounds are an outstanding feature of the property, with substantial outbuildings including a large barn, garaging, workshop and stabling. The grounds slope gently from the house with undulating meadow and woodland. Surrounded by lush greenery, the property offers a certain environment, where meadows merge with the dappled shade of mature trees, creating a haven for families and nature alike. The grounds extend in all to about 4.75 acres.



## Summary of Accommodation

- Open Porch with pitched roof to:
- Entrance Hall 'L' shaped, staircase to first floor
- Lounge/Reception Room, feature open brick fireplace
- Double Aspect Dining Room
- Double Aspect Study
- Snug
- 24'4" Kitchen/Breakfast Room, range of base cabinets, cooker hood, space for dining table, two separate doors to garden
- Utility Room, inbuilt cabinets with sink unit, useful storage cupboards and equipment space
- Cloakroom
- Attached boiler room, accessed from outside
- First Floor Landing
- Principle Bedroom with range of inbuilt cupboards
- Ensuite Bathroom, white suite of shaped bath, 'floating' double hand basin, WC with concealed cistern, 2 ladder radiators
- 3 further double bedrooms
- Family Bathroom, white suite



## Outside

- Front Driveway, high timber gates, providing access to:
- Large Gravelled Parking Area to Rear
- Terrace, approached from the kitchen, ideal for entertaining, stone steps to formal lawn
- Large Timber Clad Barn, asbestos roof, four sets of double doors, attached garage, stable, workshop and store

- Separate Tractor Store
- Block Of Two Further Stables
- Greenhouse
- The extensive formal lawn leads to an area of wild meadow
- Enclosed vegetable garden
- Farm gates lead to a large fenced livestock paddock and an area of natural woodland with many specimen trees
- In all, the grounds extend to approximately 4.75 acres

### Freehold

Oil Fired Central Heating

Mains water, Electricity, Private Drainage

Council Tax Band G (Tandridge District Council)

Voluntary Contribution To Private Road Repairs:  
Currently £250 pa.

### Location

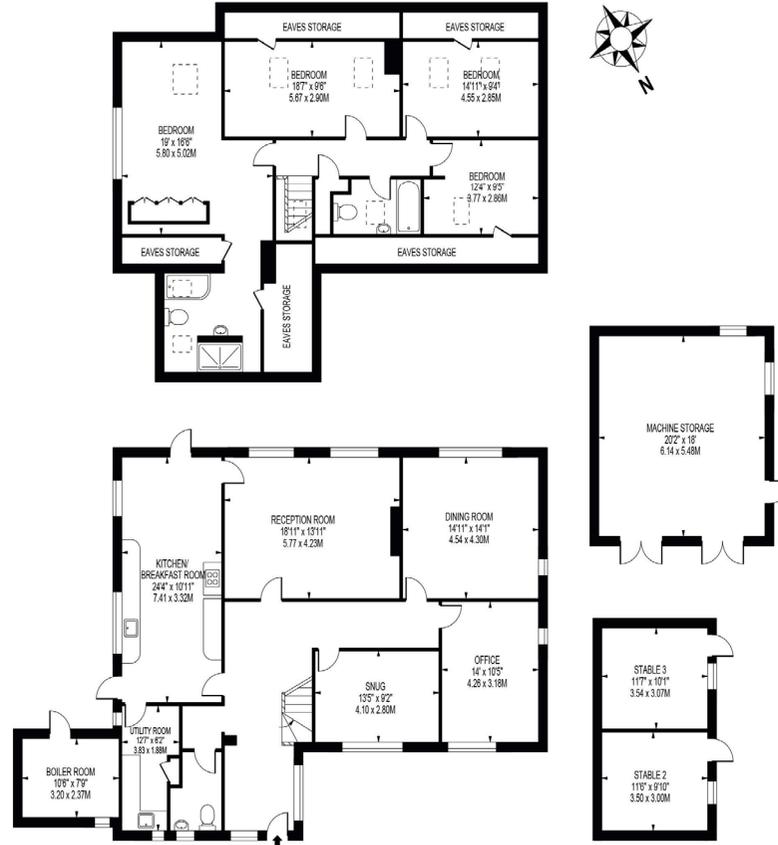
The property is just 2 miles from the picturesque village of Bletchingley, which benefits from convenience stores, a post office, a delightful tearoom and three historic pubs. There are fast rail connections from Merstham station (3 miles away) with direct trains to London Victoria (35 mins), London Bridge (28 mins) and St Pancras. For comprehensive shopping, the larger town of Redhill is approximately 5 miles away and the popular town of Reigate is just over 6 miles away. For the international traveller, Gatwick airport is about 15 miles. There is an excellent choice of schools in both the state and private sectors including Hawthorns, Caterham and Reigate Grammar.





**WHITE ROSE FARM**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2745 SQ FT - 254.82 SQ M  
 (INCLUDING EAVES STORAGE & EXCLUDING MACHINE STORAGE, STABLES, BOILER ROOM, WORKSHOP, GARAGE, BARN & STORE)  
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 286 SQ FT - 26.57 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF MACHINE STORAGE: 362 SQ FT - 33.65 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF STABLE 1: 154 SQ FT - 14.30 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF STABLE 2: 113 SQ FT - 10.50 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF STABLE 3: 117 SQ FT - 10.87 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF BOILER ROOM: 82 SQ FT - 7.58 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF WORKSHOP: 134 SQ FT - 12.43 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 195 SQ FT - 18.10 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF BARN: 572 SQ FT - 53.16 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF STORE: 100 SQ FT - 9.32 SQ M



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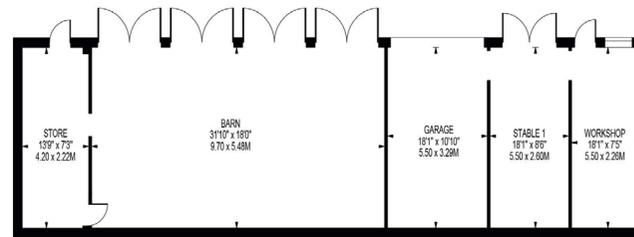
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	80 C
21-38	F		
1-20	G		

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FOR ILLUSTRATION PURPOSES ONLY



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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