



2 The Old Yard Little Common Lane, Bletchingley, RH1 4GW

Asking Price £475,000

A three bedroom property offered to the market with NO ONWARD CHAIN, kitchen, sitting room, down-stairs cloakroom, en-suite shower to main bedroom, family bathroom, gardens to front and rear and allocated barn parking. Located in an exclusive private mews development in the popular village and conservation area of Bletchingley, this award winning 'Chatsworth Homes' development was built in 2002 to an extremely high specification. The historic village of Bletchingley has a high street with period buildings along with traditional public houses and a convenience store with post office. There is good access to the M25 and M23 motorways, whilst local railway stations at Merstham, Redhill and Oxted give access to London in less than 30 minutes and Gatwick Airport is within a 20 minute drive away. There is an excellent choice of schools in both the state and private sectors including Hawthorns and Hazlewood prep schools, Caterham School, Reigate Grammar and Woldingham School for Girls, along with village primary schools.

FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, stairs leading to first floor landing, thermostat for central heating, smoke alarm, coved ceiling, storage cupboard housing fuse board and electric meter, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, inset wash hand basin, part tiled walls, radiator, front aspect double glazed window, coved ceiling, wall mounted mirror, down-lighter.

KITCHEN 10'1 x 9'2 (3.07m x 2.79m)

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated fridge/freezer, integrated electric oven and 4 ring gas hob with extractor hood over, cupboard housing boiler, control panel for central heating and hot water, part tiled walls, tiled floor, down-lighters, radiator, power points, front aspect double glazed window.

RECEPTION ROOM 17'7 x 16'1 (5.36m x 4.90m)

Rear aspect double glazed patio doors giving access to patio and rear garden, feature fireplace with stone hearth and brick surround, two radiators, rear aspect double glazed window overlooking garden, wall mounted lights, power points, coved ceiling, understairs storage cupboard.

STAIRS LEADING TO FIRST FLOOR LANDING

Access to loft via hatch, cupboard housing water tank and wooden shelving, door to:

MAIN BEDROOM 12'1 x 10'8 (3.68m x 3.25m)

Front aspect double glazed window, radiator, power points, double fitted wardrobe, coved ceiling, TV aerial point, telephone point, door to:

EN-SUITE SHOWER ROOM

A white three piece suite comprising pedestal wash hand basin, low level WC, shower cubicle with Aqualisa shower, tiled walls, radiator, wall mounted light with shaver point, down-lighters, front aspect double glazed window, part tiled walls, extractor.

BEDROOM 2 9'11 x 8'11 (3.02m x 2.72m)

Rear aspect double glazed window, radiator, power points, double fitted wardrobe, coved ceiling.

BEDROOM 3 9'7 x 6'0 (2.92m x 1.83m)

Rear aspect double glazed window overlooking rear garden, radiator, power points, single fitted wardrobe, coved ceiling.

FAMILY BATHROOM

A white three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with Victorian style mixer tap and shower attachment,

part tiled walls, wall mounted light with shaver point, down-lighters, extractor, radiator.

OUTSIDE

REAR GARDEN

Stone paved patio, timber built shed, mature shrubs and flower borders.

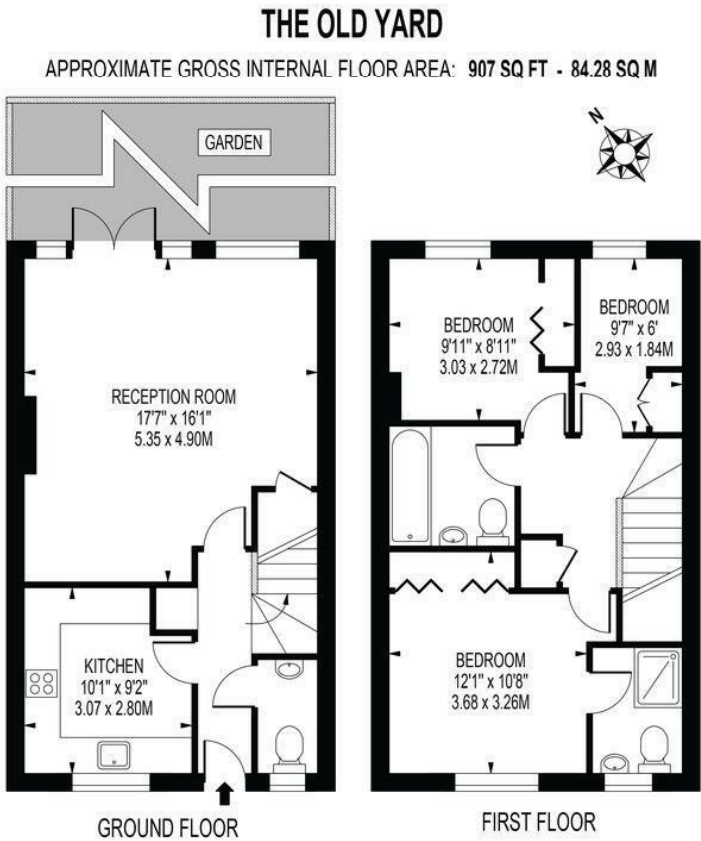
FRONT GARDEN

Pathway leading to front door, shingled area, mature shrubs.

ALLOCATED BARN PARKING

COUNCIL TAX BAND E

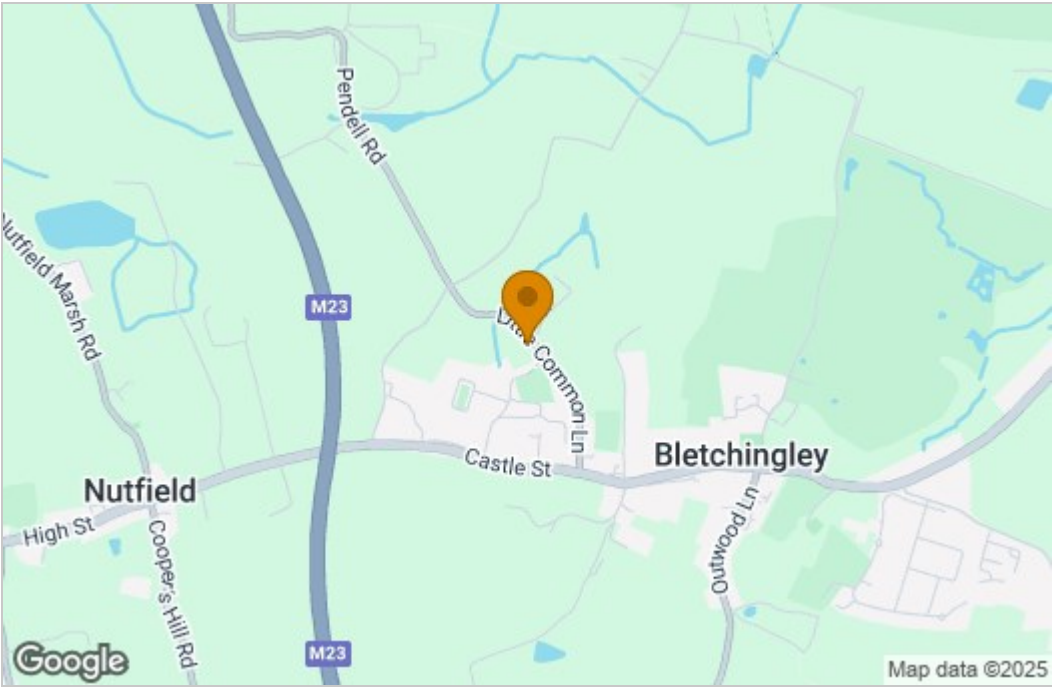
Floor Plan



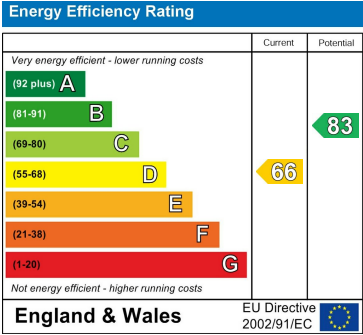
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Area Map



Energy Efficiency Graph



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