



High Street, Bletchingley Redhill RH1 4PE

welcome to

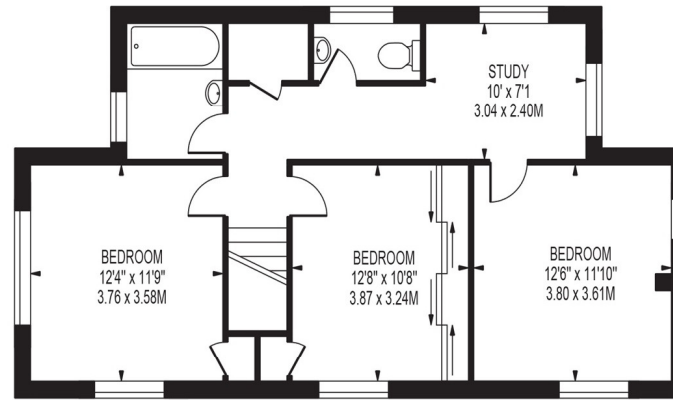
High Street, Bletchingley Redhill

This historic building has been an integral part of Bletchingley Village for over 200 years. Now a beautiful family home, it was once a popular 'general produce' village shop. It became 'Rice Bros', a cycle agent just before WW1 and in 1918 became 'AJ Bird the fishmongers, fruiterers and greengrocer' before being passing onto new owners in 1920. This family remained until the current owners purchased the home 28 years ago. Steeped in history and with many stories attached to the property it really does have a unique feel once you step inside and still has original shop relics and materials that are a must see. Our expert agents will be happy to give you a tour and share some of the stories. The property, once through the entrance porch, boasts kitchen, dining room, 23ft reception room with 'Reigate Stone' Inglenook fireplace (formed from the property's original exterior stone wall), cloakroom and access to the rear garden. From the ground floor you have a door leading to the cellar which is perfect for storage or has potential to be converted to an additional living space. The first floor comprises spacious landing with an area used as a home office/study, three double bedrooms (one with built-in mirrored storage cupboards), family bathroom, airing cupboard and separate WC. The rear garden has a beautiful patio area with Pergola and brick-built BBQ. From the patio you have laid lawn leading to a second patio area (a 'suntrap') & gated rear access.

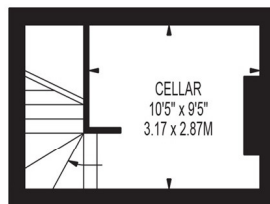


HIGH STREET

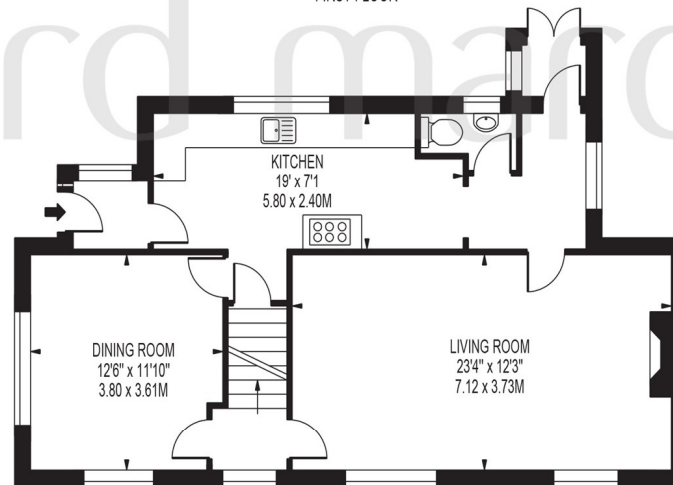
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1605 SQ FT - 149.10 SQ M



FIRST FLOOR



CELLAR



GROUND FLOOR

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.
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welcome to

High Street, Bletchingley Redhill

- Reigate Stone Feature Inglenook Fireplace
- Three double bedrooms
- Set in Bletchingley Village
- Dating back to possibly early 1800's
- Spacious reception room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

directions to this property:

Bletchingley is a blend of historical depth, architectural beauty, and rural charm. From medieval churches and castle ruins to Victorian estates and wooded walks, the village offers a richly layered experience both for residents and visitors-while retaining a strong, close-knit community spirit. The village is home to The Hawthorns School an independent nursery and prep school (ages 6 months to 13 years), established in 1926 and located in the historic Pendell Court building. It lies along the A25 between Redhill and Godstone, perched on a broad escarpment of the Greensand Ridge with the popular walking trail, the Greensands Way, passing close by.

£630,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103783



Property Ref:
RDH103783 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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