



Bletchingley,
£695,000

Robert
Leech. 



A link-detached 3 bedroom home in an exclusive cul-de-sac in Bletchingley village. This attractive property has been modernised throughout by the current owner and has off road parking, a single garage, west facing garden and views over a golf course.



A link-detached house in an exclusive and very well maintained cul de sac in Bletchingley village. This attractive house has been modernised throughout by the current owners.

Downstairs there is a beautiful contemporary kitchen to the front, with a range of cabinets, integrated appliances, Franke hot & filtered water tap, and a breakfast bar. The sitting room is a very spacious room with a stunning exposed brick fireplace which has been fitted with a fabulous multi fuel burner and creates a real focal point to the room, exposed beams add to the charm. Bi-folding doors give access through to the conservatory which has recently had a warm roof fitted, making this a year round usable room and the perfect space for a dining table & chairs. Further doors lead out to the garden. A cloakroom with Roca suite completes the accommodation on the ground floor.

Upstairs the master bedroom is to the rear elevation with gorgeous views over the golf course to the rear and an attractively fitted ensuite, there is a further double bedroom to the front aspect with fitted wardrobes. The third bedroom also has views over the garden and is currently utilised as a study. The family bathroom is very well presented with marble effect walls and a white suite with a shower over the bath.

There is parking on the driveway, in addition to further visitors parking, and a single garage with log store.

To the rear of the property there is an extensive patio to the rear and the side of the house the perfect space for table and chairs for entertaining in the summer months. The remainder of the garden is mainly laid to lawn with beautifully stocked borders, filled with an abundance of attractive plants and shrubs. The rear gate provides direct access onto the field and the golf course -



At a glance

- Link detached house, built circa 1987
- 3 bedrooms, 2 bathrooms and 2 receptions
- Single garage and off street parking
- Conservatory with warm roof
- Recently refurbished
- Beautiful newly laid extensive terrace and landscaped garden
- Countryside views over golf course
- Short walk to village shops
- Quiet cul de sac location
- Council tax band F(£3,228.85)
- Living space 1,154 sq ft
- EPC rating D

Location

Situated in 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.

Intrigued?

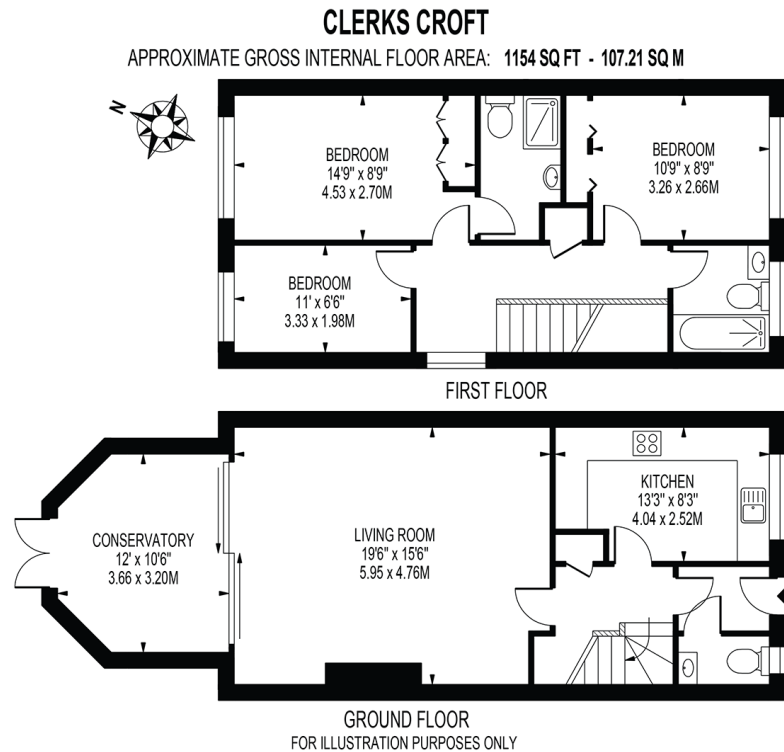
01737 246246

reigate@robertleech.com

1-3 High Street
Reigate Surrey
RH2 9AA

robertleech.com

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents



Robert Leech

REIGATE OXTED LINGFIELD