



36 Clerks Croft, Bletchingley, RH1 4LH

£1,200,000

Robert
Leech. 



A fantastic five bedroom detached home on a highly regarded cul-de-sac in the idyllic village of Bletchingley.



Clerks Croft is a charming small close of attractive homes, built around 1985, with generously landscaped driveways and lovely elevated views towards the North Downs.

This particular house occupies an excellent position in the bottom corner of the close, benefiting from a larger than average corner plot, ample parking, and a double garage.

Internally, the house provides approximately 1954 sq ft of beautifully presented and spacious accommodation over two floors, with the addition of a conservatory with doors opening to the pretty and large rear garden.

Upstairs, the house enjoys far-reaching views over Bletchingley golf course and up to the North Downs. There is a generous master bedroom with a recently modernised en suite shower room, four further bedrooms, and a well-presented family bathroom.

Directly from Clerks Croft, there is access to a lovely open field, ideal for dog walking. This delightful house is highly recommended for those seeking an easily maintained, spacious property in a lovely village location with convenient parking and semi-rural aspects.



At a glance

- Five bedroom detached home in a highly regarded cul de sac
- Far reaching views over Bletchingley golf course and the North Downs
- Double garage
- Corner plot with larger than average garden
- Beautifully presented throughout
- Within easy reach of various transport links
- Council tax band G
- Living space 2198 sq ft
- EPC rating D

Location

Clerks Croft is conveniently situated in Bletchingley, near the village High Street. The village itself boasts a charming High Street with a variety of local amenities, including traditional pubs, local shops, a post office, tea rooms, and antique shops.

The larger towns of Oxted, Caterham, and Redhill are nearby, offering a more extensive range of shops, leisure facilities, and both public and private schooling for all ages. Godstone and Oxted main line rail stations are both just under 5 miles away. Oxted station offers direct trains to central London, taking approximately 40 minutes. Junction 6 of the M25 is also nearby, providing access to Gatwick and Heathrow, making this an ideal location for commuters.

Sporting activities in the area include racing at Lingfield and Epsom, golf at Bletchingley, Cophorne, Tandridge, and Chartham Park, and rugby at Reigate. The local area is also renowned for its picturesque Surrey countryside, offering extensive walking and riding opportunities.

The area boasts an abundance of excellent schools for all ages, including Dunottar, Reigate Grammar, Woldingham Girls, and Caterham School, to name but a few. The Hawthorns Prep School for ages 2 to 13 is located 1.3 miles away.

Intrigued?

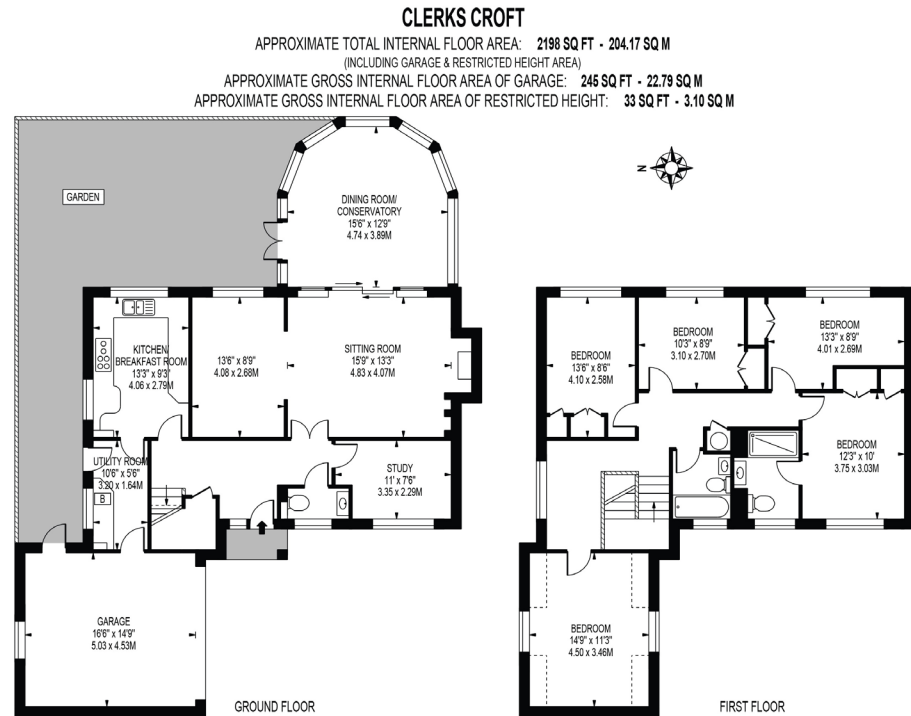
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