



# Outwood Lane, Redhill

£1,195,000







“ This has been our family home for over 40 years - according to historical records the house was once a taphouse serving beer and food to the labourers when they built the railway. Light encircles the house from the break of dawn and we have enjoyed many magnificent sunsets. There is always somewhere sunny to sit and enjoy the views.







Welcome to Poundhill Cottage, a beautiful historic home dating back to 1690, brimming with character and charm. Nestled in an elevated, rural position, this enchanting property offers fabulous 360° views from most rooms over the rolling countryside.

With over 2500 sq ft of accommodation, there is potential for new owners to update and breathe new life into the property. The good-sized kitchen/dining room, sitting room, conservatory, and utility room with plenty of storage make this home perfect for family living. The living room, steeped in history, with its generous walk-in fireplace and large oak beams, is the real hub of the home, ideal for cosy evenings after exploring the local countryside and popular country pubs nearby. Upstairs, there are three large bedrooms, a dressing room, WC, and bathroom. The principal bedroom with ensuite offers magnificent views of the rolling hills beyond. A separate annex with an ensuite bathroom can be used as a guest suite, home office, or gym.

Sit on a 1.5-acre plot, the beautiful English gardens are delightful and completely private. The gardens are the perfect escape, featuring beautifully striped lawns, well-stocked beds, a flowy meadow, and beautiful tree-lined borders. The property offers garaging (with the potential to further extend the accommodation) and ample parking down the gravelled driveway.

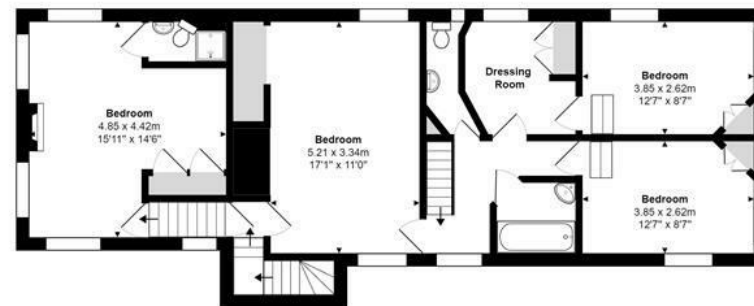
This property offers tranquility and seclusion yet is less than 5 miles from Redhill with a fast train service to London and Gatwick. It is 1.5 miles from Bletchingley Village with pubs, local shops, and a golf course, and is within easy access of good schools for all ages and the M25 at junction 6 in Godstone.



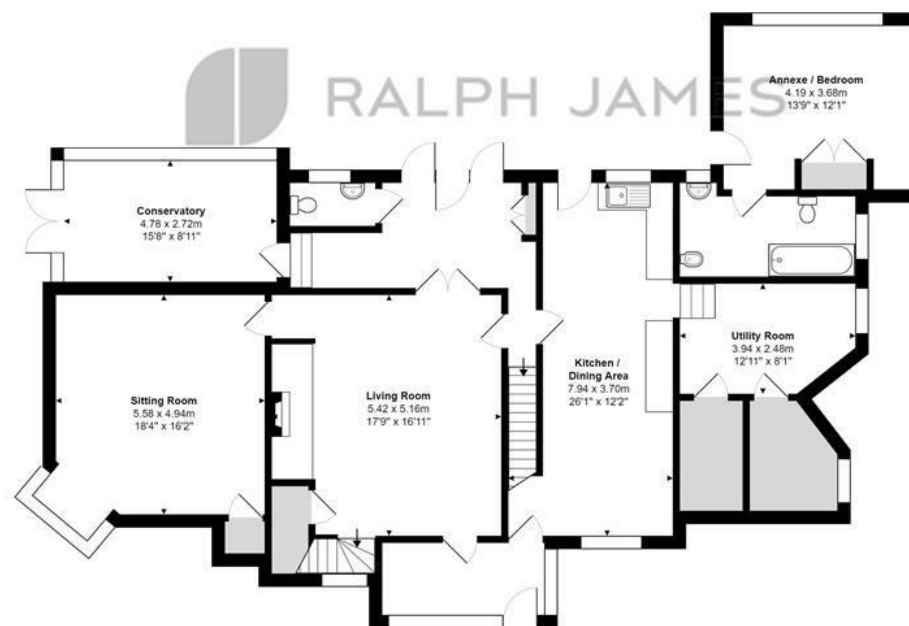


## Need to know

- Historic Grade II listed Cottage in a stunning rural location with far reaching countryside viewss
- Over 2500 sq ft of accommodation with 5 bedrooms and 3 bathrooms
- 1.5 acre plot with gardens, ample parking and annex
- The property is near many footpaths, bridleways, and has a National Trust wood next door, perfect for nature lovers
- Owned by the current family for over 40 years
- Bletchingley Village is close by with Bletchingley primary school, The Hawthorns school, popular pubs and local shops
- Close to Outwood, a desirable village with great pubs and an award-winning butcher
- No onward chain
- Offering Scope for modernisation
- Train services available at Redhill, South Nutfield and Horley



First Floor



Ground Floor

Outwood Lane, Bletchingley  
Total Area: 247.8 m<sup>2</sup> ... 2668 ft<sup>2</sup>  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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## Interested?

redhill@ralphjames.co.uk  
01737 765 555

ralphjames.co.uk

RALPH JAMES