



# Sunnycote, Rabies Heath Road, Bletchingley.

Redhill

Guide Price **£940,000**



# Sunnycote Rabies Heath Road

A rare gem in the sought-after village of Bletchingley, this stunning five-bedroom detached family home is a true masterpiece. Set on a third of an acre plot, this property offers ample space for a growing family. The interior has been extended and tastefully modernised, boasting a master bedroom with an en-suite, a modern family bathroom, and a 'Jack & Jill' bathroom serving two bedrooms. The M25 Junction 6 is less than 3 miles away, making this home perfect for commuters. The property exudes elegance with its carriage drive providing parking for six cars, making entertaining a breeze. Situated on the eastern fringes of Bletchingley, the property enjoys easy access to surrounding towns such as Reigate, Redhill, Oxted, and Caterham, while also being surrounded by open countryside, offering a tranquil living environment.

Step outside into the large westerly facing rear garden, perfect for summer gatherings and family barbeques. An integral garage provides secure parking or extra storage space as needed. The property features a gravelled carriage driveway, providing ample parking for guests and additional vehicles. With easy access to major transport links, including Redhill, Caterham, and Oxted train stations within 5 miles, residents can enjoy regular services to London for work or leisure. Additionally, the proximity of the M25 Junction 6 allows for seamless travel to the M25, M23, and Gatwick Airport, making this home a convenient hub for those who love to travel. For those seeking a harmonious blend of modern living with a touch of rural charm, this property offers a lifestyle of luxury and convenience. Book a viewing today to experience the beauty and tranquillity this exceptional home has to offer.

Council Tax band: G Tenure: Freehold

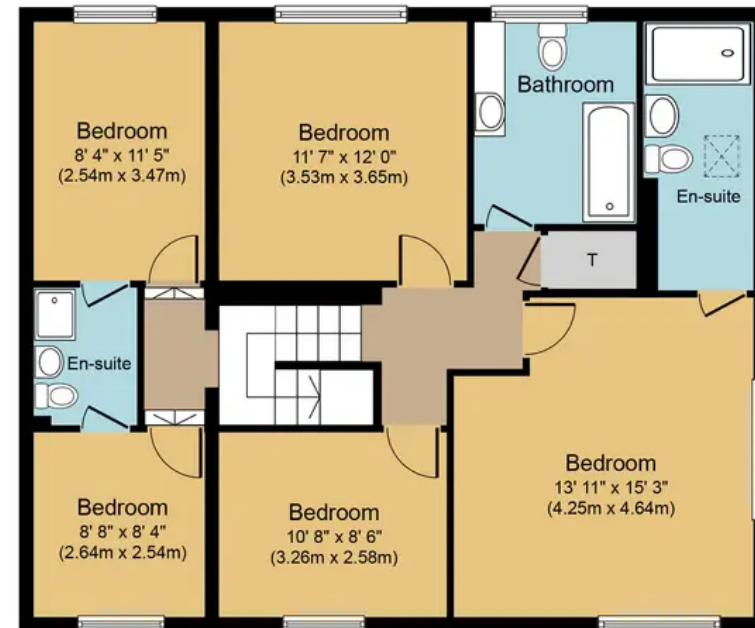
- Stunning Five Bedroom Detached Family Home
- Set On A Third Of An Acre Plot
- Extended And Tastefully Modernised
- Master Bedroom With En-suite, Modern Family







**Ground Floor**  
Approximate Floor Area  
1,429 sq. ft.  
(132.7 sq. m.)



**First Floor**  
Approximate Floor Area  
936 sq. ft.  
(86.9 sq. m.)

**Rabies Heath Road, RH1**  
**Approx. Gross Internal Floor Area 2,364 sq. ft. (219.6 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.