



*High Street RH1*

Price guide: £400,000 to £425,000



*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Nestled at the edge of Bletchingley's picturesque high street, No. 45 is a quintessential two bedroom cottage that exudes character and charm. This enchanting home offers a perfect blend of historical allure and modern comfort, ideal for those seeking a serene village lifestyle.

As you step into the inviting living room, you are immediately embraced by the warmth of a large inglenook fireplace. This striking centrepiece, with its stone base and exposed brick, is not just a nod to the cottage's storied past but also a functional working fire that promises cosy winter evenings.

Outside, the garden has been transformed to create a gorgeous outdoor dining area, before steps ascend to the immaculate raised lawn, ideal for catching the sun.



















This home is immaculately presented, with a modern shaker kitchen, and contemporary shower room. White walls flow from room to room, brightening the spaces and complimenting the exposed beams and brick - which add an additional layer of rustic charm.

Upstairs, the cottage features two beautifully appointed bedrooms that continue the theme of character and comfort. These rooms are complemented by a well-designed bathroom, ensuring that convenience meets charm at every corner.

Living in No. 45 means being part of the vibrant and historic village of Bletchingley. The high street, lined with charming shops and cozy cafes, offers a glimpse into the village's rich heritage. The surrounding countryside provides ample opportunities for leisurely walks, making it an ideal location for nature lovers.



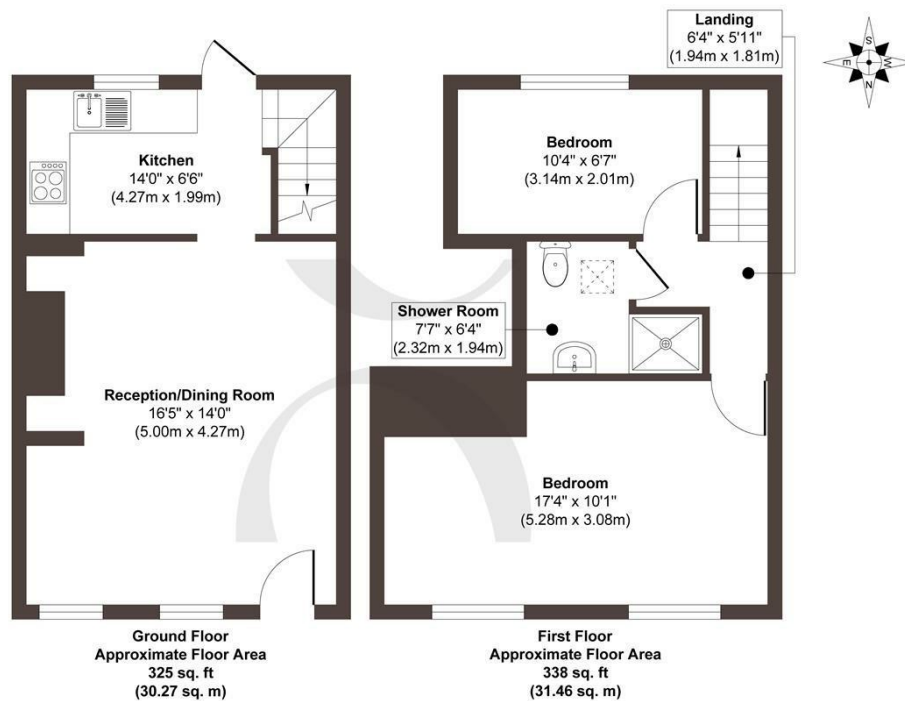












**Approx. Gross Internal Floor Area 663 sq. ft / 61.73 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

## The Details

- Price guide: £400,000 to £425,000
- Handsome two bedroom period property
- Filled with original character and charm
- Modern shaker kitchen
- Large landscaped rear garden
- Contemporary upstairs shower room
- Master bedroom with exposed beams
- Street parking
- Desirable Bletchingley village location

Size  
 Approx 663.00 sq ft

Energy Performance Certificate (EPC)  
 Rating D

Council Tax Band  
 D





# STONE

*Let's Talk*

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