

STONE



The Conduit RH1

£1,100,000

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

The Stone Family



This stunning detached chalet-style barn house is a true masterpiece of design and craftsmanship. Combining timber, glass, and white-painted brick, the property exudes charm and contemporary elegance while offering a generous 4222 sq ft of accommodation. With a unique and flexible layout, this home seamlessly blends natural elements and modern touches, creating a truly special living experience.

Upon entering, you are welcomed into a large dual-aspect sitting room that overlooks the verdant setting. The combination of green tones, white light walls, and oak-effect flooring enhances the sense of connection with the outdoors, while a fire provides a cosy focal point for the winter months.

The contemporary kitchen is a chef's delight, featuring sleek charcoal and oak cabinetry, white walls, and black tiling that add a touch of sophistication. A breakfast bar makes this a sociable space, perfect for casual dining or morning coffee. The adjoining dining room, with its barn-like gabled ceiling and expansive doors, is a light-filled haven that opens onto a patio area, ideal for al fresco dining and entertaining.

Adding further charm is a characterful iron winding staircase leading to a large mezzanine. Currently used as a gym, this versatile space offers endless possibilities, whether as a playroom, additional lounge area, or creative studio.

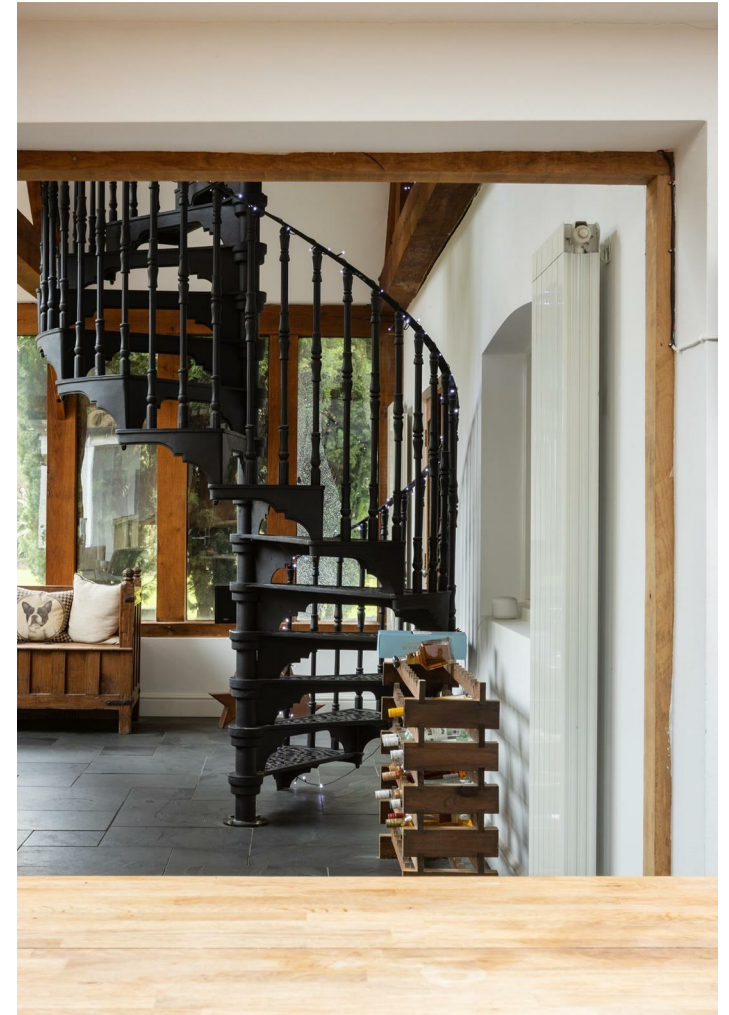


The principal bedroom suite is a sanctuary retreat, designed for ultimate comfort and luxury. This expansive double room features built-in wardrobes and a walk-in dressing room with bespoke storage and shelving. The adjoining en suite bathroom is beautifully appointed, complete with his-and-hers sinks and a walk-in shower.

The ground floor also hosts a practical boot room, utility room, a downstairs shower room, and a separate WC. A fifth bedroom or dedicated study enhances the home's adaptability, catering to a variety of needs. Ascending to the first floor, three generously sized double bedrooms are served by a stylish family bathroom, finished in neutral tones to create a serene atmosphere.

The property is surrounded by beautiful wraparound gardens, offering a tranquil escape with mature trees providing privacy. The outdoor spaces are perfect for relaxing, entertaining, or exploring. Additional features include a private driveway, two double garages, and a garden studio equipped with a kitchenette and WC, offering further versatility.







This exceptional home is located on The Conduit in Bletchingley, a charming Surrey village steeped in history and community spirit. The village boasts a range of amenities, including traditional pubs, a local shop, and a village green. For families, the area is well-served by excellent schools, both primary and secondary, including reputable The Hawthorns School.

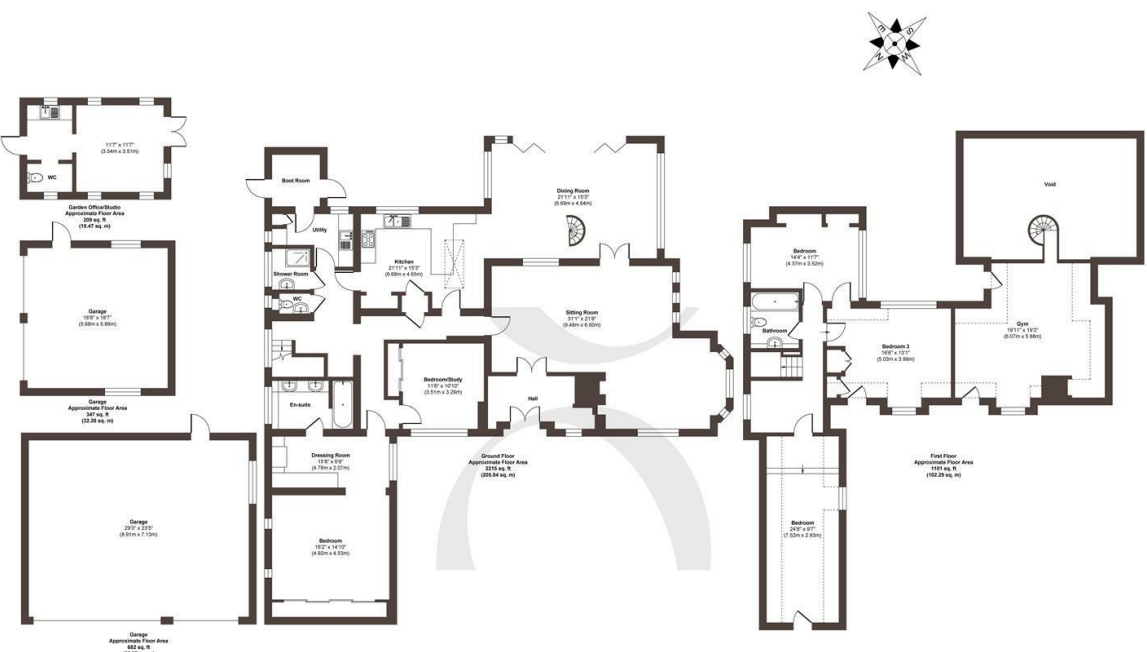
Bletchingley is perfectly positioned for those who enjoy the outdoors, with an abundance of country walks and scenic trails to explore. Nearby South Nutfield offers additional amenities, including Priors Farm and Farm Shop, a popular destination for fresh local produce, seasonal events, and family-friendly activities.

For commuters, the property enjoys excellent transport links. Redhill station, just a short drive away, provides regular services to London Bridge and Victoria, making it ideal for city professionals. The nearby M23 and M25 motorways ensure easy access to Gatwick Airport, central London, and the wider South East.









Approx. Gross Internal Floor Area
Main House = 3316 sq. ft / 308.13 sq. m
Garage = 1029 sq. ft / 95.63 sq. m
Outbuilding = 209 sq. ft / 19.47 sq. m
Total = 4554 sq. ft / 423.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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The Details

- Guide price – £1,100,000 – £1,200,000
- Impressive reception with oak and glass gable, vaulted ceiling and unique mezzanine, currently used as a gym
- Contemporary kitchen design with breakfast bar
- Separate expansive reception, currently used as a sitting room, with verdant views
- Luxurious principal bedroom suite with built-in wardrobes, a walk-in dressing room, and a spacious en-suite shower room
- Convenience with a boot room, utility area, downstairs shower room and separate WC
- Adaptable ground floor fifth bedroom could be used a dedicated study
- Wraparound gardens with mature trees providing privacy and tranquillity
- Garden studio with reception space, kitchenette and W/C offers versatility

Size
Approx 4555.00 sqft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band
G



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