

STONE



Springbottom Lane RH1

£1,399,999

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

The Stone Family



Along the gently winding stretch of Springbottom Lane - one of Bletchingley's most coveted and characterful addresses - this exquisite stone residence feels like something from the pages of *House & Garden*. Built in the 1870s and set within approximately three acres of beautiful natural grounds, the property perfectly captures the essence of English country living, where timeless architecture meets thoughtful modernity.

As you approach through a newly laid, meandering driveway, framed by mature trees and lush planting, the house emerges like a secret revealed. The handsome stone façade, softened by age, sets a romantic tone, while tall sash windows nod to a Georgian-inspired heritage. The sense of arrival is immediate and unmistakable.

Inside, the home's heart has been reimagined to embrace a more contemporary lifestyle without losing an ounce of character. The kitchen is a showstopper: a soaring space filled with natural light and presence. Handmade in-line shaker cabinetry, painted in a soft neutral palette and finished with antique brass hardware, lines the room like bespoke tailoring.

A marble-effect worktop with delicate veining runs the length of the counters, while dramatic checkerboard flooring adds both contrast and classic flair. It's a kitchen designed to be both elegant and quietly practical, with a separate pantry kitchen, complete with second oven and sink, allowing for seamless food prep and entertaining.



Flowing from the kitchen is an atmospheric sitting area, anchored by a log-burning stove set into bespoke cabinetry, perfect for shelving collected novels or cherished ceramics. Beyond lies an adjacent dining space bathed in light, thanks to the tall sash windows dressed in traditional shutters and enhanced by a bespoke window seat that invites reading, conversation or simply pausing to take in the view. An intricately carved mantel offers a touch of decorative grandeur, a gentle reminder of the home's past.

The ground floor also hosts a sociable reception room, currently used as a more formal living space, where bifold doors open directly onto a generous patio. The colour palette throughout is one of hushed, calming tones, set against warm wooden flooring that runs underfoot like a ribbon of continuity. A utility room and cloakroom provide further function without fuss.

Upstairs, the accommodation is cleverly arranged across two wings. The principal bedroom feels almost like a private suite, with a balcony that overlooks the gardens and an en suite shower room that offers both style and sanctuary. The second wing hosts three more beautifully appointed double bedrooms, a spacious landing, and a family bathroom, thoughtfully designed to offer comfort and cohesion.

In addition to the main house, the property boasts a double garage with an annexe above - a light-filled open-plan space with a sleek shower room, ideal for guests, older children, or even a creative studio.







Outside, the grounds unfold with a quiet sense of theatre. The rear garden is entirely private, edged by mature hedgerows and ancient trees. A stone terrace directly off the kitchen invites al fresco dining and summer barbecues, while well-considered outbuildings offer practical storage for tools and garden furniture. The rest of the land extends in a sun-dappled setting surrounded by mature trees. Whether you're picking herbs in the sun, tending to seasonal borders, or simply watching the light change across the lawn, life here moves at a gentler pace.

Life on Springbottom Lane offers the best of both worlds - idyllic seclusion with the comforting hum of village life close at hand. Bletchingley itself is a charming historic village known for its picturesque high street lined with period architecture, independent shops, cosy pubs, and a welcoming community spirit. Surrounded by countryside, it's a dream setting for dog walks, bike rides, or a quiet ramble to one of the nearby beauty spots. Despite its semi-rural feel, the village is well connected: Merstham train station is just a short drive away, offering direct services into London Bridge and Victoria, making it a practical choice for commuters who want countryside living without compromise.

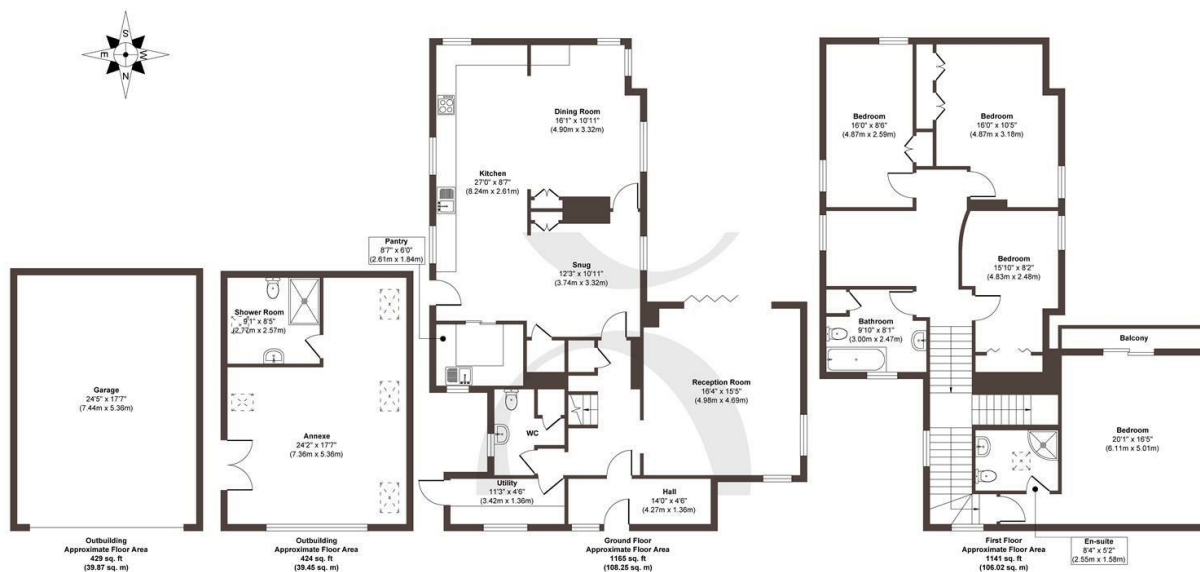
The area is also perfectly placed for access to the M25 at Junction 6, opening up routes to Gatwick, the Coast, and the wider South East with ease. Families are well served by a choice of excellent local schools, both state and independent, including the popular Hawthorns School, Dunottar, and Reigate Grammar.

The neighbouring market towns of Reigate and Oxted are both within easy reach, offering a wealth of additional amenities, from artisan bakeries and stylish boutiques to theatres, gyms, and well-regarded restaurants. Whether your day ends with a sunset walk through the fields or dinner out in town, this location supports a life that is both well-connected and wonderfully unhurried.









Approx. Gross Internal Floor Area 3159 sq. ft / 293.59 sq. m (Including Otbuilding)

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

Produced by Elements Property

STONE

The Details

- Charming early 1870s stone-built home set on approximately 3 acres of private, mature grounds
- Tall sash windows, high ceilings, and period detailing throughout, blending heritage with modern comfort
- Expansive kitchen with a timeless design, and adjoining dining and sitting areas
- Separate formal reception room with bifold doors leading to a large patio and garden beyond
- Four double bedrooms span two wings, with two bathrooms
- Detached double garage with accommodation above, featuring an open-plan living space and modern shower room
- Winding newly laid driveway with gated entrance
- Located on desirable Springbottom Lane, a semi-rural and characterful setting in historic Bletchingley

Size
Approx 3159.00 sq ft

Energy Performance Certificate (EPC)
Rating

Council Tax Band
G



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Let's *Talk*

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