



Connells

Barfields  
Bletchingley





A wonderful opportunity to purchase this unique three double bedroom detached cottage, offered to the market for the first time in 47 years.

Built in 1868, Overwell Cottage has undergone major modernisation & extension work providing immaculate accommodation throughout.

Upon entering the property the downstairs accommodation comprises of an entrance porch where to your right you will find a fully tiled wet room. The sitting room boasts two feature translucent glass block windows & a fireplace with ornate William Morris tiles. You will also find a dining room, purpose built bespoke designed kitchen which leads into a fabulous conservatory.

With view across the meticulously landscaped gardens there is access to a summerhouse with attached storage & a large garden studio. Both outbuildings offer electricity so the possibilities of these are endless & really add to the already existing fantastic downstairs living accommodation.

You are lead upstairs by a bespoke staircase with glass balustrade & you will find three double bedrooms all with fitted wardrobes. One bedroom was added in 2014 as an extension & has a vaulted beamed ceiling. There is also a well-equipped family bathroom with an airing cupboard that houses the boiler.

To the front of the property is the original well that provided water to the road when it was originally built & has now become a beautiful focal point of the home, giving the property its name. There is a newly laid resin driveway for two vehicles.



## Ground Floor

### Entrance Porch

### Wet Room

### Sitting Room

20' x 11' 11" ( 6.10m x 3.63m )

### Dining Room

11' 11" x 11' 11" ( 3.63m x 3.63m )

### Kitchen

11' 11" x 7' 11" ( 3.63m x 2.41m )

### Conservatory

12' 8" x 11' 11" ( 3.86m x 3.63m )

## First Floor

### Landing

### Bedroom One

13' 10" x 12' 1" ( 4.22m x 3.68m )

### Bedroom Two

12' 9" x 12' 2" ( 3.89m x 3.71m )

### Bedroom Three

12' 1" x 11' 11" ( 3.68m x 3.63m )

### Bathroom

8' 7" x 7' 5" ( 2.62m x 2.26m )

## Outside

### Rear & Side Gardens

### Summer House & Store Shed

11' 2" x 9' 9" ( 3.40m x 2.97m )

### Studio

16' 5" x 10' 10" ( 5.00m x 3.30m )

### Driveway Parking













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01737 774 277**  
**E redhill@connells.co.uk**

43 Station Road  
REDHILL RH1 1QH

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RED407167](https://www.connells.co.uk/Property/RED407167)**



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