



RAYNERS
TOWN & COUNTRY

CHURCH COTTAGE
BLETCHINGLEY, SURREY, RH1 4LP

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Guide Price £725,000

This stunning Grade 2 listed cottage provides an abundance of charm and character with features including beamed ceilings, an inglenook fireplace with multi-fuel burning stove and lovely latched doors. Presented to the market in immaculate condition throughout the quintessentially quaintness of the cottage belies the generously sized family accommodation it provides. There is a dual aspect lounge which leads to a private courtyard garden, a downstairs shower room and a beautifully appointed and fitted kitchen. The first floor provides two double bedrooms, one of which provides access via a quirky staircase to a 'hideaway' room and a further bedroom as well as the family bathroom. This really is a property not to be missed.

Nestled in the Surrey Village of Bletchingley next to the church. This picture-perfect cottage has rambling roses around the door and is approached through the country garden with parking to the front. To the rear of the property is a surprisingly large westerly facing garden with a private patio area and a large level lawn surrounded by well stocked mature flower borders. The village location provides a number of popular pubs and eateries with more comprehensive amenities a short drive away at either Oxted, Redhill or Caterham.





Church cottage



Total Area: 107.7 m² ... 1159 ft²

All measurements are approximate and for display purposes only.



Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: F

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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