



RAYNERS
TOWN & COUNTRY

MEAD COTTAGE, CASTLE STREET,
BLETCHINGLEY, SURREY, RH1 4NX

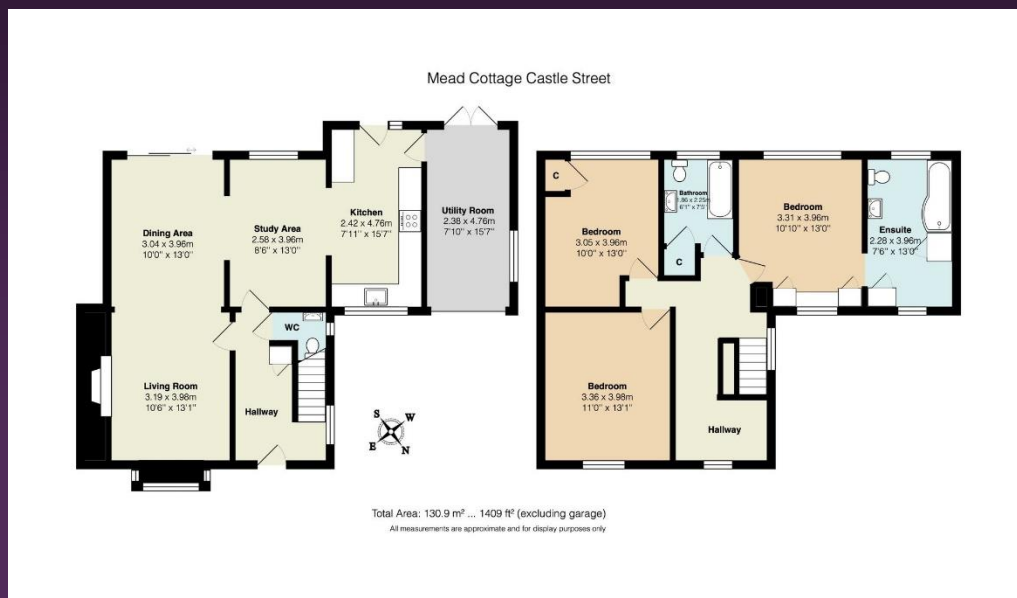
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GUIDE PRICE £750,000

Rayners are delighted to present *Mead Cottage*, a charming and character-filled detached three-bedroom family home situated in the picturesque village of Bletchingley. This delightful property blends period features with modern touches, creating a welcoming space ideal for family living. On the ground floor, you'll find a spacious living and dining area adorned with exposed beams and an inglenook fireplace (which could be reopened for a log burner), alongside patio doors leading to the rear garden. This space flows seamlessly into a study area and a remodelled fitted kitchen, complete with stylish, modern appliances. The former integral garage, accessible from the kitchen, is now converted into a large utility room enhanced with new french doors at the rear. Upstairs, a spacious landing with a charming reading nook leads to three double bedrooms. The master bedroom benefits from en-suite facilities, and a well-appointed family bathroom serves the other bedrooms. A standout feature of this property is its level rear garden, bordered by mature trees and shrubs, with views over agricultural land to the side, offering a peaceful and private outdoor space. To the front, there is a driveway providing off-street parking for two cars. The village location offers a wealth of character and convenience. Bletchingley boasts several popular pubs and eateries, perfect for enjoying local hospitality, while more comprehensive amenities can be found a short drive away in Oxted, Redhill, or Caterham. For commuters, the property is ideally situated with easy access to the M25 at Junction 6, providing excellent connectivity. Additionally, Redhill station is nearby, offering direct mainline services to London stations, making this home an ideal choice for those seeking a balance of rural charm and accessibility.







Tenure: Freehold

Local Authority: Tandridge District council

Council Tax Band: F

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynersproperties.com

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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