



**LITTLE COMMON LANE BLETCHINGLEY RH1**  
*£1,700 PER MONTH AVAILABLE 10/08/2024*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Little Common Lane Bletchingley  
RH1

£1,700 Per Month  
Furnished

 2 Bedrooms  
 1 Bathroom  
 1 Reception

## Features

- Beautifully furnished, - Bespoke kitchen & Bathroom, - Courtyard plus Garden, - Council Tax Band E, - Gas Central Heating & Mains Electricity, - Mains drainage/sewerage, - 5 Weeks Security Deposit

## Council Tax

Council Tax Band E

## Hamptons

6-8 Church Street  
Reigate, RH2 0AN  
01737 221411  
Reigatelettings@hamptons.co.uk  
www.hamptons.co.uk

# { \*6 MONTH TENANCY\* CHARMING COTTAGE, REFURBISHED TO HIGH STANDARD

## The Property

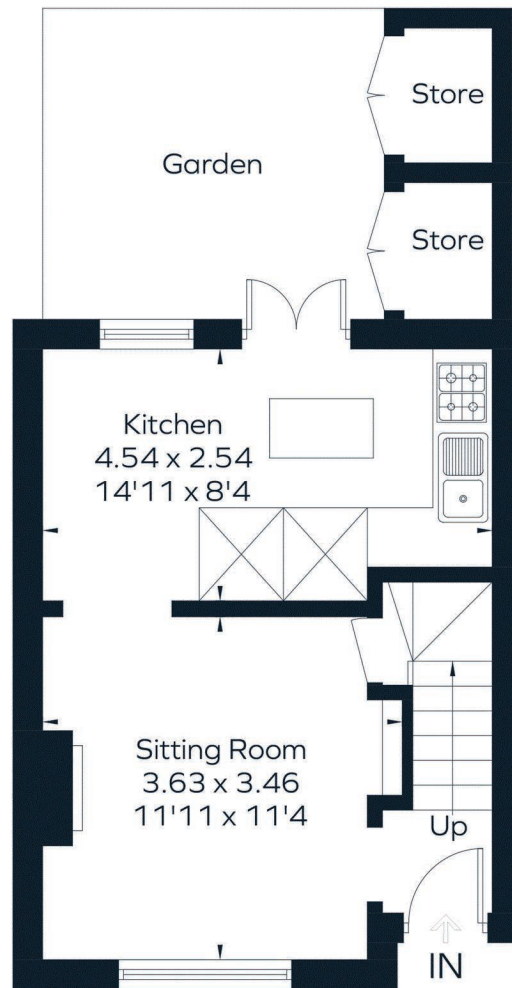
AVAILABLE FOR 6 MONTHS ONLY \*Gardener and Cleaner Included!\* This charming cottage in the historic village of Bletchingley retains many traditional features alongside superb architect designed refurbishment. The result is a breath-taking combination of period style and modern living: new log burner, solid oak flooring on the ground floor with luxury carpets, bespoke double glazed hardwood windows, Danish and Italian light fittings, bespoke kitchen with Bianca Eclipsia marble surfaces, and much more. The cottage is approached by a beautiful landscaped green garden full of colour, perfect to enjoy at any time of year. The cosy living room entices you in with its roaring fire and stylish furnishings, leading onto a modern kitchen and private patio at the rear, with outbuildings with plenty of storage. Moving upstairs are two well-proportioned bedrooms and a modern marble bathroom with a shower over bathtub. The master bedroom has gorgeous views out over the North Downs. The price also includes a cleaner periodically and a gardener. Superfast broadband available and excellent phone signal. Efficient gas central heating throughout. Local Rail Stations Merstham and Redhill offer a 30 minute service into Central London.



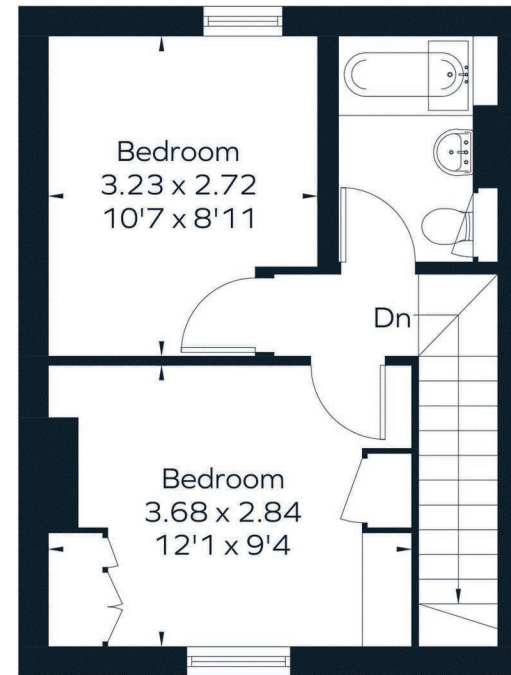
Approximate Area = 55.5 sq m / 597 sq ft

Stores = 2.6 sq m / 28 sq ft

Total = 58.1 sq m / 625 sq ft



Ground Floor



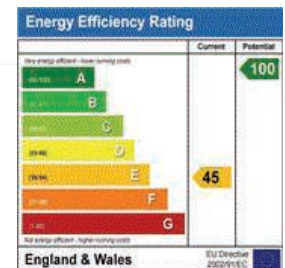
First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 308359

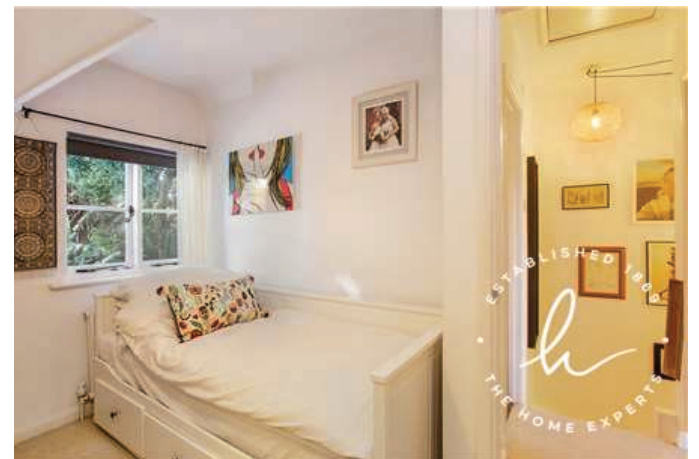
**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.







ESTABLISHED 1984  
lh  
THE HOME EXPERTS