



# Clerks Croft, Bletchingley

Guide Price £950,000 - £975,000





Offered to the market end of chain, this is a rare opportunity to acquire a well-presented and substantial detached property in one of Bletchingley's most desirable locations. The close is arranged around a pretty central green creating a residential setting with a real village feel.





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Situated in the highly regarded and picturesque village of Bletchingley, this well-presented four bedroom detached home occupies a prime corner plot within the sought-after Clerks Croft. Clerks Croft backs directly onto Bletchingley Golf Course and there are paths leading directly to beautiful rural walks offering an enviable setting rarely available.

Bletchingley is renowned for its village charm, with popular public houses, a historic church, and a selection of local shops catering for day-to-day needs, all within easy reach.

The accommodation is both spacious and well presented. On the ground floor, the generous kitchen/dining room is complemented by a separate utility room and larder. There is a substantial lounge with a beautiful brick fireplace, which opens into a large conservatory overlooking the garden. A separate study offers flexibility and currently incorporates a modern lift providing access to the fourth bedroom on the first floor, enhancing accessibility if required.

Upstairs, there are four well-proportioned bedrooms, all benefiting from built-in wardrobes. The primary bedroom features an en suite shower room, while the remaining bedrooms are served by a family bathroom. The property also benefits from ample storage throughout.

Externally, the wrap-around garden offers a combination of seating areas, lawn and a vegetable patch. A large garage, driveway parking for two vehicles, and additional parking within the close complete the practical advantages of this impressive home.



# Need to know

- Prime corner plot position within the highly sought-after Clerks Croft
- Large Living Room with beautiful brick fireplace leading to conservatory overlooking the garden
- Generous kitchen/dining room with separate utility and larder
- Four well-proportioned bedrooms, all with built-in wardrobes
- Ensuite shower room to master bedroom, separate family bathroom and downstairs WC
- Large garage, private driveway for two vehicles plus additional parking within the close
- Wrap-around garden with seating areas, lawn, vegetable patch, plus double garage and driveway parking
- 2–3 miles from the M25 at Godstone (Junction 6), providing excellent road connectivity to London, Gatwick and the wider motorway network.
- Redhill railway station is approximately 6–7 miles away, offering frequent services to London Victoria and London Bridge, as well as routes to Gatwick Airport and the South Coast
- End of chain



Clerks Croft, Bletchingley, Redhill  
Total Area: 166.4 m<sup>2</sup> ... 1791 ft<sup>2</sup> (excluding double garage)

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## Interested?

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