



RAYNERS
TOWN & COUNTRY

40 HIGH STREET
BLETCHINGLEY, SURREY, RH1 4PA

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Steeped in history, character and charm, this delightful Grade II listed one-bedroom terraced cottage offers a unique opportunity to acquire a truly special home in a sought-after village location. The property features a spacious lounge centred around a stunning fireplace, creating a warm and inviting living space full of period character. The modern and generously proportioned kitchen is particularly impressive, having once been used to service an entire restaurant, providing excellent space for cooking and entertaining. Outside, there is a charming courtyard garden, perfect for relaxing. The impressive master bedroom boasts a vaulted ceiling with exposed beams, enhancing the cottage's character, and benefits from a mezzanine level offering additional versatility. A separate bathroom completes the accommodation. Situated in a desirable village setting and offered to the market with no onward chain, this enchanting cottage combines historic charm with modern convenience and must be viewed to be fully appreciated.







Tenure: Freehold

Local Authority: Tandridge Council

Council Tax Band: TBC

EPC Rating: E

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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