THOMAS & MAY

ESTATE AGENTS

6 The Old Yard Little Common Lane, Bletchingley, RH1 4GW

Guide Price £648,000

A light filled four bedroom semi-detached family home on a corner plot located in a private Mews development in the popular village and conservation area of Bletchingley. An NHBC award winning development built in 2002 and situated moments from public footpath, play area and Greenbelt. The historic village of Bletchingley offers a high street with Period buildings along with traditional public houses and a convenience store with post office. The property has good access to the M25/M23 motorways whilst local railway stations at Merstham, Redhill and Oxted give good commuter access to London in less than 30 minutes and Gatwick Airport is within a 20 minute drive. There is an excellent choice of schools in both State and Private Sectors including The Hawthorns, Hazelwood Prep School, Caterham, Reigate Grammar and Woldingham School for girls along with Village primary schools. Viewings by appointment only.

DOUBLE GLAZED FRONT DOOR
Leading through to:

ENTRANCE HALL
Radiator, stairs leading to first floor landing, coved ceiling, storage cupboard housing fuse board and electric meter, door to:

DOWNSTAIRS CLOAKROOM
Comprising low level WC, wash hand basin, part tiled walls, radiator, coved ceiling, mirror, down-lighter.

KITCHEN 10'3 x 9'0 (3.12m x 2.74m)
A Stoneham kitchen in the Shaker style, front aspect double glazed window, Neff appliances include integrated gas hob, electric oven, fridge/freezer, space and plumbing for dishwasher and washing machine, stainless steel Franke sink with mixer tap, cupboard housing central heating boiler, down-lighters, concealed lighting, tiled floor, power points.

RECEPTION ROOM 1 17'3 x 16'3 (5.26m x 4.95m)
A spacious double aspect South facing room with French doors opening onto garden, open fireplace with bressumer beam and canopy, two radiators, power points, wall mounted lights, coved ceiling, understairs storage cupboard, wood flooring.

RECEPTION ROOM 2 8'3 x 7'10 (2.51m x 2.39m)
A charming room currently used for dining but suitable as a reading room/study with rear aspect double glazed window overlooking garden, radiator, continuation of wood flooring, coved ceiling, power points, telephone point.

STAIRS LEADING TO FIRST FLOOR LANDING
Access to loft via hatch, cupboard housing Megaflow system and wooden shelving, door to:

MAIN BEDROOM 11'2 x 10'9 (3.40m x 3.28m)
Front aspect double glazed window, double radiator, double fitted wardrobe with hanging rail and shelving, coved ceiling, power points, point, door to:

EN-SUITE SHOWER ROOM
A white three piece suite comprising low level WC, pedestal wash hand basin, shower cabinet with Aqualisa fittings, radiator, wall mounted light with shaver point, down-lighters, extractor, front aspect double glazed window, part tiled walls.

BEDROOM 2/GUEST ROOM 16'2 x 8'3 (4.93m x 2.51m)
A dual aspect room with double glazed windows, two fitted wardrobes, power points, two radiators, coved ceiling,

BEDROOM 3 10'0 x 8'11 (3.05m x 2.72m)
A delightful room with a rear aspect South facing square bay window overlooking rear garden, double fitted wardrobe, power points, coved ceiling.

BEDROOM 4 8'2 x 6'0 (2.49m x 1.83m)
Currently used as a study but perfect for nursery/single bedroom with rear aspect double glazed window overlooking rear garden, power points, radiator.

FAMILY BATHROOM
A white Ideal Standard three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with mixer tap and shower attachment, wood flooring, radiator, down-lighters, extractor, side aspect square bay double glazed window.

OUTSIDE

SOUTH FACING REAR GARDEN 50' approximate (15.24m approximate)
A typical cottage garden with ornamental trees, stone paved patio perfect for garden benches and seating, mature shrubs, side access.

FRONT GARDEN
Planted with extensive mature shrubs, pathway leading to front door, driveway with parking for two cars plus garage.

INTEGRAL GARAGE 16'4 x 8'6 (4.98m x 2.59m)
With power and light. Potential for conversion to additional living space, subject to the usual planning permission etc.

COUNCIL TAX BAND E

SERVICE CHARGE:
Routine maintenance circa £250 per annum

EXTRAORDINARY COSTS:
If required, based upon estimate quotes as discussed with all seven homeowners in the Close.

Floor Plan

MAIN HOUSE 107 SQ.M (1152 SQ.FT) GARAGE 13 SQ.M (140 SQ.FT)

TOTAL FLOOR AREA : 1292sq.ft. (120.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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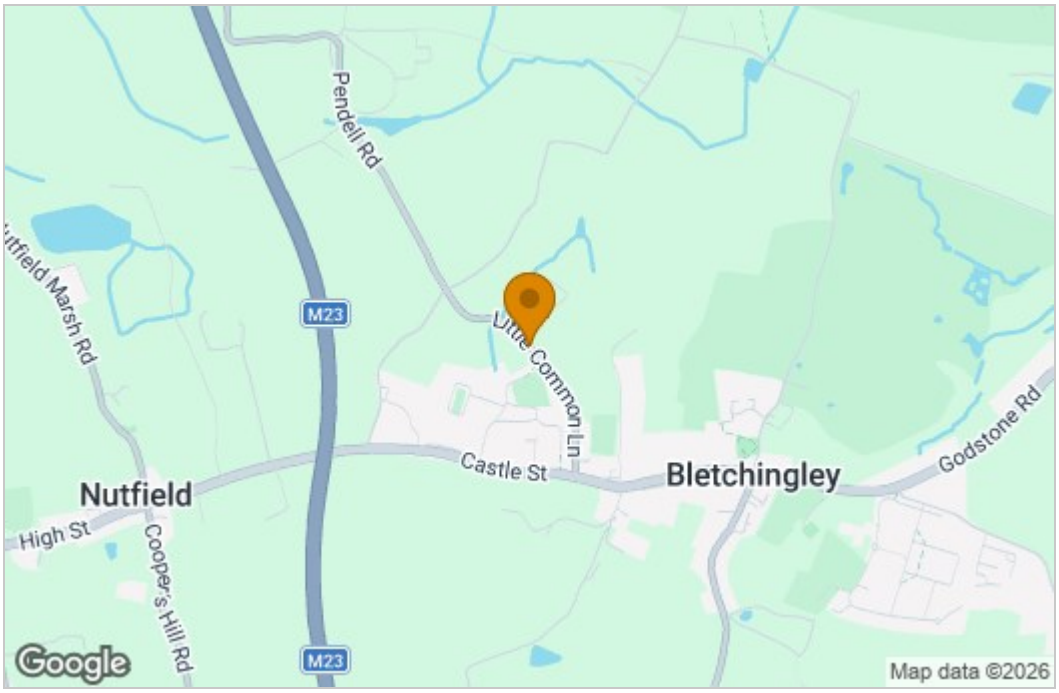
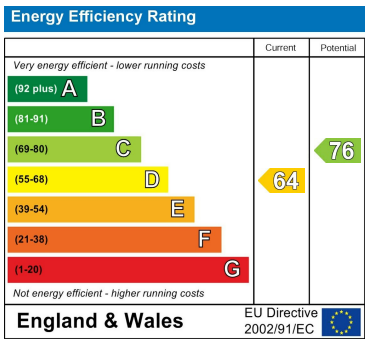
Area Map



Energy Efficiency Graph



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