

Bletchingley, Surrey

Private Estates.

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING







A picturesque detached farm ‘bothy’, extensively refurbished, and nestling in its own grounds of about 5 acres – fabulous countryside views

Galleried Entrance Hall * Cloakroom * Double Aspect Living Area * Excellent Kitchen/Dining Room for modern family living * Utility Room
4 Bedrooms including Annex * 4 Bath/Shower Rooms

Situated towards the end of a meandering country lane, where the village of Bletchingley, on the south side, transitions into beautiful open Surrey countryside, the property is approached by its own private, winding driveway. Enjoying a good measure of seclusion, the house enjoys stunning views over the adjoining landscape. The historic village of Bletchingley, which retains its traditional High Street, provides a sense of community, characterised by St Mary’s Church, local shops and choice of public houses. Central London is just 22 miles, whilst for the international traveller, Gatwick Airport is 10 miles (approximate distances). For those with leisure and outdoor interests, there is a local network of footpaths and bridleways connecting with the landscape and providing ideal opportunities for walking and riding.







Originally forming part of a farmstead, The Bothy has been subject to a recent and comprehensive programme of refurbishment. The accommodation is extremely adaptable, including a large studio room over the double garage, which could easily be utilised as a self-contained annex. Stepping outside, there is a wide terrace to the rear which benefits from a south westerly aspect, ideal for alfresco dining. Beyond the terrace, the meadow and pasture, extending to some 5 acres, gently slopes from the house, where there are spectacular views. The property will particularly appeal to families with outdoor interest, such as equestrian use.

Summary of Accommodation

Ground Floor

▪ Entrance Hall: Light Oak / glass staircase to open galleried landing

▪ Hall Cloakroom

▪ Double Aspect Sitting Room: Wood burning stove, two sets of double doors to gardens

▪ Superb Kitchen-Dining Room: Extensive shaker style units. Fine quality quartz stone worktops providing ample work and prep areas, built in hob and appliances, cupboard housing recycling bins. Neff, oven, combination oven and microwave, larder fridge, under counter freezer, dishwasher and Wine cooler. Bora electric Hob with work top extractor. Double Belfast sink with Quooker hot tap

▪ Utility Room: Floor tiling and electrical underfloor heating. Bosch laundry equipment consisting of 9kg washing machine and 9kg heat exchanger tumble dryer for improved efficiency. Microwave oven, fridge freezer and utility sink (This room could easily be utilised as a second kitchen serving the studio/annex)

▪ Wet Room / Shower

First Floor (Main House)

▪ Principle Bedroom: Dressing Area, En-suite shower/ bathroom

▪ Two Further bedrooms: Each served by own shower room

First Floor (Annex)

▪ Fourth Bedroom/Studio room over garage, eaves storage, approached by rear oak staircase

Specification

▪ Main building fitted with high quality double glazed doors and windows to give energy efficient light and airy openings, complete with high security multiple locking front door.

▪ Heating: Wet underfloor heating to ground floor, zoned heating controls. All served with low energy LPG wall boiler.

▪ TV and internet: provisions for connections to principle rooms

▪ Security: Zoned security system is installed throughout the building.









Exterior

▪ Double garage: Remote control door

▪ Extensive sand-stone paving to rear and front, ideal for entertaining with spectacular views

▪ Rear Courtyard garden: wood store and storage barn

▪ EV car charging wired for future connection to terminal (connections not included as part of sale)

▪ Field Shelter

▪ Water supply to paddock areas

Freehold

Mains electricity & water

Private drainage plant drainage, shared with neighbouring properties

Council Tax to be assessed

Extensive, additional features. Full details available at viewings or on request









APPROXIMATE TOTAL INTERNAL FLOOR AREA: **2486 SQ FT - 230.95 SQ M**

(INCLUDING GARAGE & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **460 SQ FT - 42.77 SQ M**



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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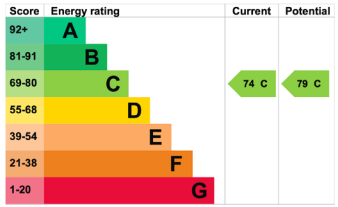
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