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MARRIOTT VERNON  
ESTATE AGENTS



White Rose Farm Hextalls Lane, Bletchingley, RH1 4QT

Asking price £1,200,000





# White Rose Farm Hextalls Lane

Bletchingley, RH1 4QT

Marriott Vernon present this wonderful detached 1950's lodge enjoying a superb position amongst rolling countryside and woodland, set on a stunning plot of circa 4.75 acres (with another 3.25 acres available by separate negotiation to create a circa 8 acre plot). The property is on a private road just two miles from the charming village of Bletchingley. Offered to the market with no onward chain and boasting numerous outbuildings including a large barn, garaging, stables and a workshop, the property provides versatile accommodation twinned with outstanding potential for equestrian/rural pursuits.

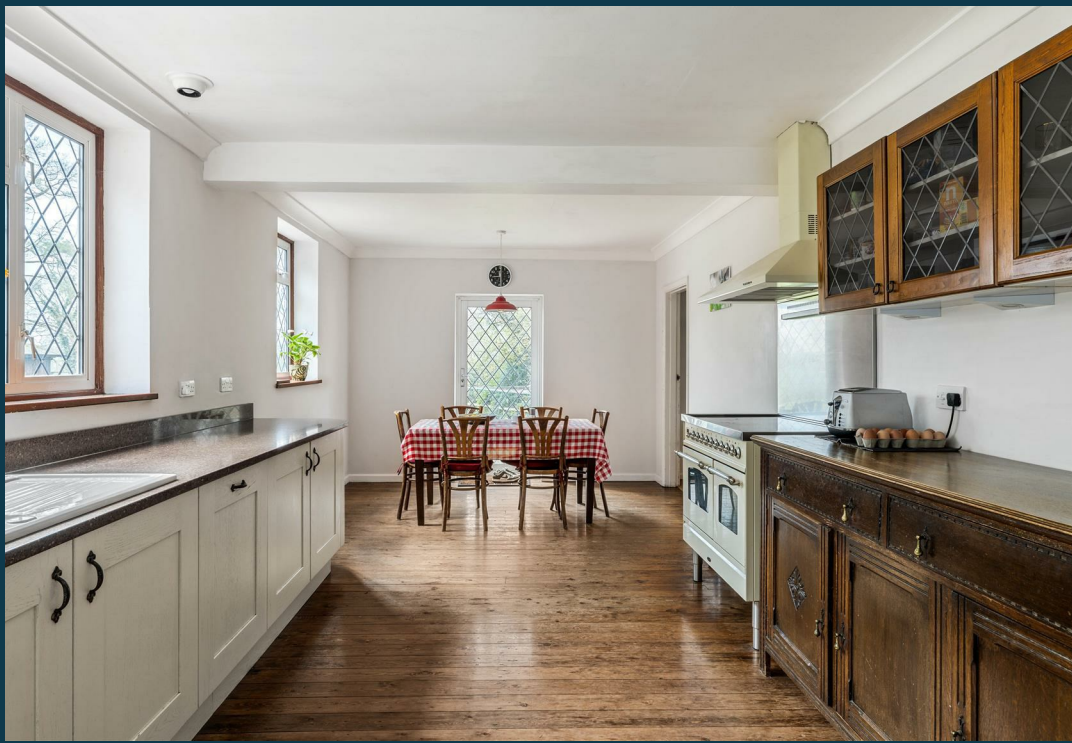
The property has been well maintained by the current owners, offering generous accommodation arranged over two floors. Ideal for modern family life, within easy reach of transport links, amenities and excellent schools, the property provides the perfect blend of comfort and convenience in this wonderful peaceful setting. Externally, the land provides a haven of tranquillity, with fenced livestock paddocks, wild meadow and mature woodland with specimen trees, as well as a large gravelled off street parking area, and formal garden with enclosed vegetable patch and greenhouse.

Accommodation comprises a large entrance hall with access to WC, four generous reception rooms – a lounge/sitting room, dining room, living room and office – as well as the dual aspect kitchen/breakfast room with doors spilling out onto the garden. The kitchen area comprises a quality range of units, separate utility room offers additional work surfaces and appliance space. To the first floor, there are four well proportioned bedrooms – with luxury en-suite bath/shower room to the principal bedroom - plus a family bathroom.

The property is just two miles from Bletchingley, with good local amenities, with Merstham village also within easy reach with rail connections into Central London. The M25 is also close-by for vehicular access and the area is well served by excellent schools.

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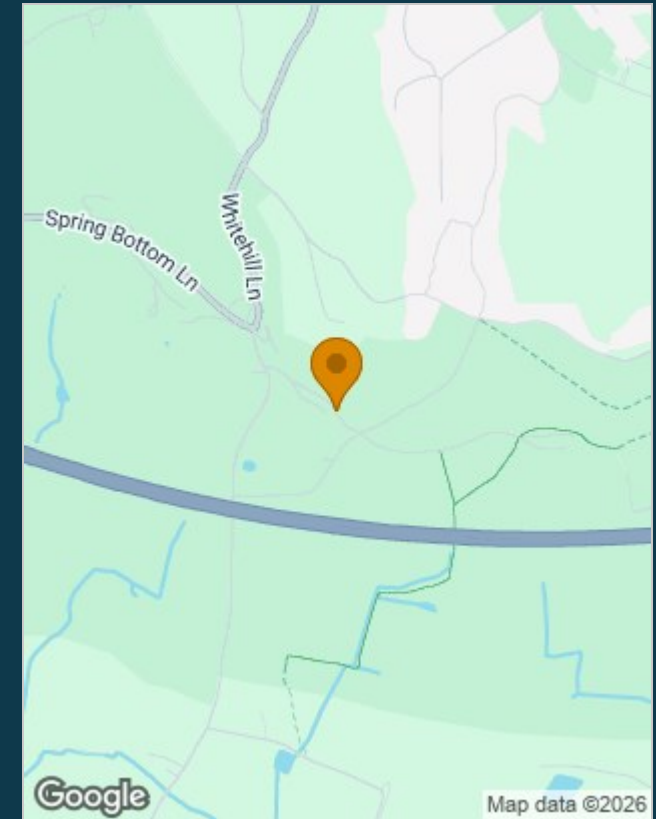
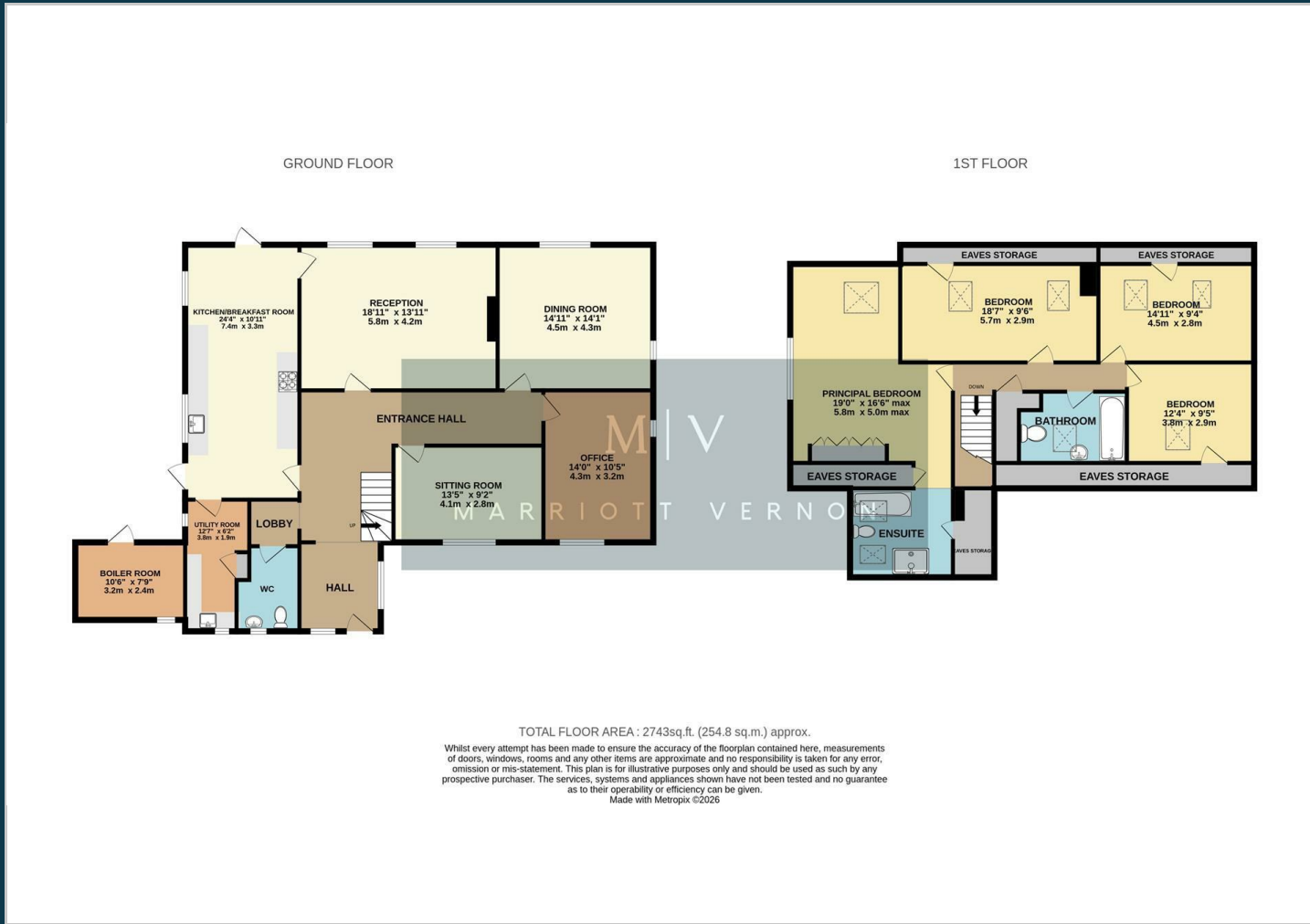






## Floor Plans

## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.