



CLARE COTTAGES, BLETCHINGLEY, SURREY RH1

HOUND & PORTER  
FIND A HOUSE. MAKE IT HOME



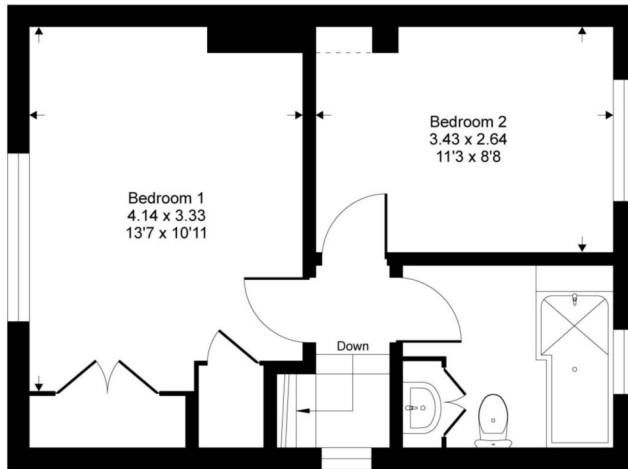
## CLARE COTTAGES, BLETCHINGLEY, SURREY RH1



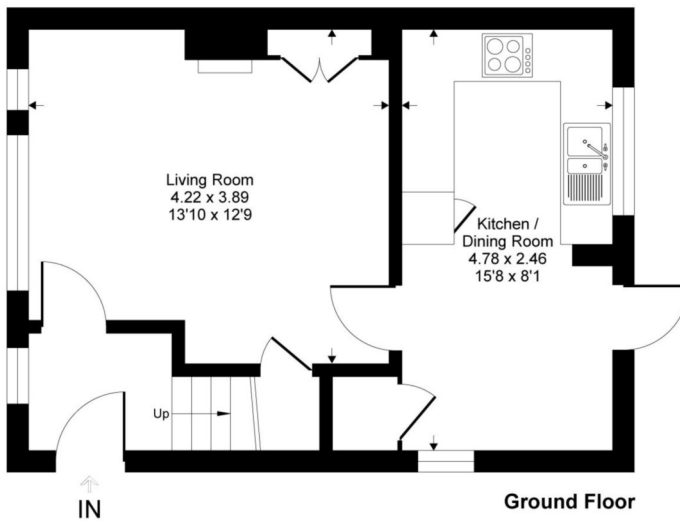
- 2 Bedroom end of terrace property
- Cosy lounge
- Gorgeous country kitchen / breakfast room
- Stunning family bathroom
- Great size garden
- Off road parking

# CLARE COTTAGES, BLETCHINGLEY, SURREY RH1

**Clares Cottages, RH1**  
Approximate Gross Internal Area = 67.2 sq m / 724 sq ft



**First Floor**



**Ground Floor**

We, at Hound and Porter, are excited to be able to offer this beautiful home to the market. Set in a popular no-through road in Bletchingley Village, overlooking a central green, this home offers the perfect blend of comfort and convenience. Ideal for first time buyers, growing families and anyone looking for a tranquil, yet well located setting. On the ground floor you have a lovely cosy lounge, the perfect space to unwind of an evening. Across the rear, a lovely cottage feel kitchen breakfast room with direct access out to your garden.

Head on up where you will find a fabulous double bedroom that pans the whole width of the house, benefitting from fitted wardrobes. Bedroom two, a very generous single / small double with views across to the garden. Here there is access to the loft, via a sturdy pull down ladder, a space used to work from home by our current owners. The family bathroom is lovely and serene.

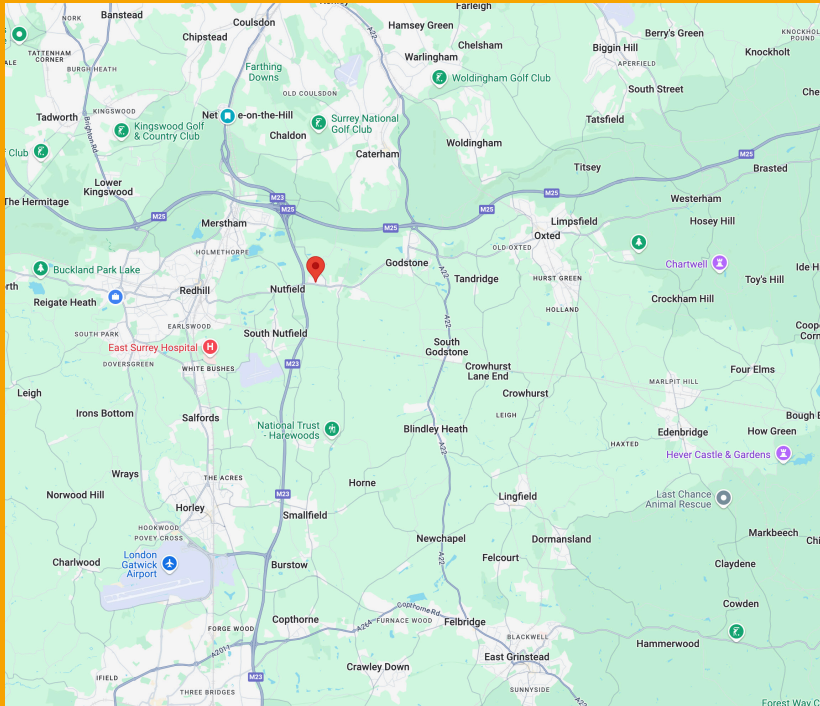
Outside, a beautiful garden. Mostly laid to lawn, with a mixture of beds and shrubbery with the added benefit of a large storage unit at the rear. With side access and a private driveway we feel confident that all your boxes will be ticked here.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## CLARE COTTAGES, BLETCHINGLEY, SURREY



### LOCATION

Clare Cottages is situated between Bletchingley and Godstone and has good access to junction six of the M25 and two mainline train stations are located within four miles of the village with direct access through to London, Gatwick and the South Coast. Its historic centre contains many attractive listed buildings, local shops and pubs, Church and recreational park.

### ADDITIONAL INFORMATION

TANDRIDGE BOROUGH COUNCIL  
COUNCIL TAX BAND D  
£2,359 PER ANNUM

### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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