



WILLIAM IV COTTAGES, LITTLE COMMON LANE,  
BLETCHINGLEY RH1

## WILLIAM IV COTTAGES, LITTLE COMMON LANE, BLETCHINGLEY RH1



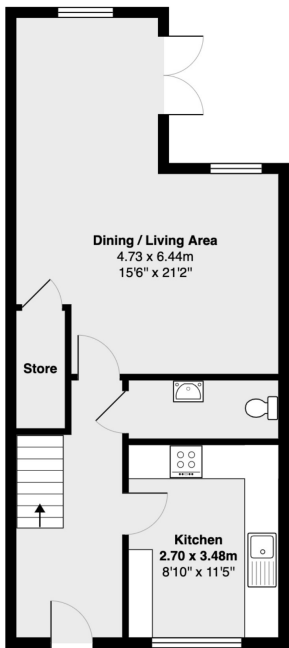
- Built in 2023, remaining N.H.B.C Warranty in place
- Three double bedrooms
- Two en-suite shower rooms
- Further family bathroom
- Siemens and Bosch kitchen appliances
- Fitted wardrobes in all bedrooms
- Private driveway for two cars
- E. V. Charging point and solar panels
- Within striking distance of Bletchingley Village

LITTLE COMMON LANE, BLETCHINGLEY RH1

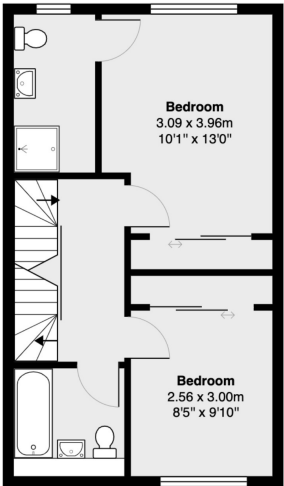


Little Common Lane, RH1

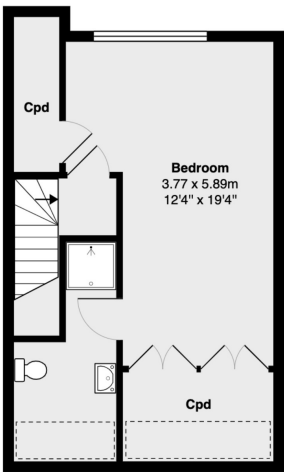
Gross Internal Area:  
**1324 sqft / 124 m2**  
 = low ceiling



Ground Floor



First Floor



Second Floor

**Disclaimer:** This floor plan has been produced by Lock and Key Media. All measurements are approximate and no responsibility is taken for any errors. For illustration purposes only.



We, at Hound and Porter, are excited to be able to share with you this stunning, turnkey, modern and thoughtfully designed home.

Nestled in the picturesque village of Bletchingley, on the site of the former William IV pub, this three double bedroom home has so much to offer.

Step inside and the light and bright entrance hall welcomes you, drawing your eye straight through to the rear garden. The well designed kitchen is fitted with high specification Siemens and Bosch appliances. The lounge diner to the rear, with doors to the garden, flows seamlessly whilst offering a blend of cosy and contemporary living.

Arranged over three floors, the principle suite consumes the top floor. With views over common land and wall-to-wall fitted wardrobes with additional eaves storage.

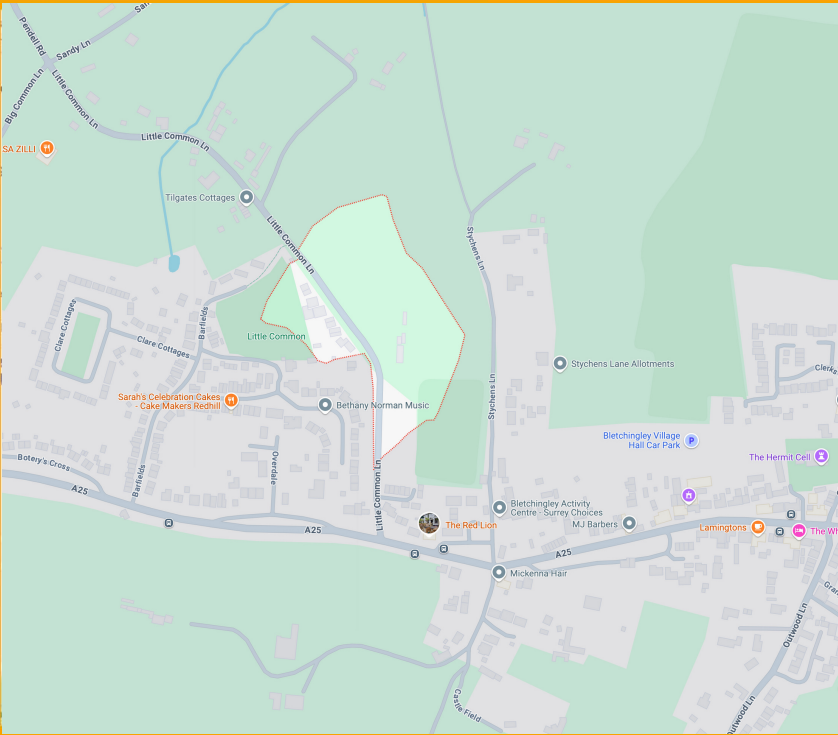
The private rear garden is a gorgeous haven, with its secluded patio and raised lawn.

This exclusive development of just four executive properties was built in 2023 and was awarded a 10 year NHBC Warranty.

The welcomed luxury here of solar panels contributes to the impressive EPC rating of B as well as the private driveway fitted with EV charging.



# LITTLE COMMON LANE, BLETCHINGLEY RH1



## LOCATION

Situated in the heart of Bletchingley Village and a short stroll from the village's amenities. There you'll find a post office, convenience store, and several charming pubs, along with Lamingtons Tea House and the local church. Frequent east-west bus services and nearby Nutfield train station provide seamless access to London, Brighton, and Gatwick Airport, making it a convenient base for both local and extended travel.

## TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport, with a bus service providing access to Redhill, Reigate, Oxted, Hurst Green and north of the M25

### DISTANCE TO STATIONS BY ROAD

- Nutfield Station 2.3 miles
- Merstham Station 2.9 miles
- Redhill Station 3.2 miles

TANDRIDGE BOROUGH COUNCIL - COUNCIL TAX BAND F £3,570.00



## 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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