



LAMBERT COTTAGES, BLECHINGLEY RH1

HOUND & PORTER

FIND A HOUSE. MAKE IT HOME

## LAMBERT COTTAGES, RABIES HEATH ROAD, BLETCHINGLEY RH1

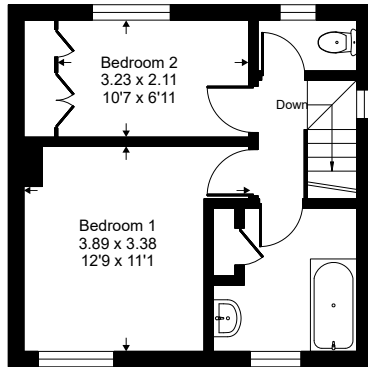


- Spectacular views towards the North Downs
- Extended family home
- Flexible living accommodation
- Semi rural location
- Driveway for 2/3 cars
- Potential to extend further (STPP)

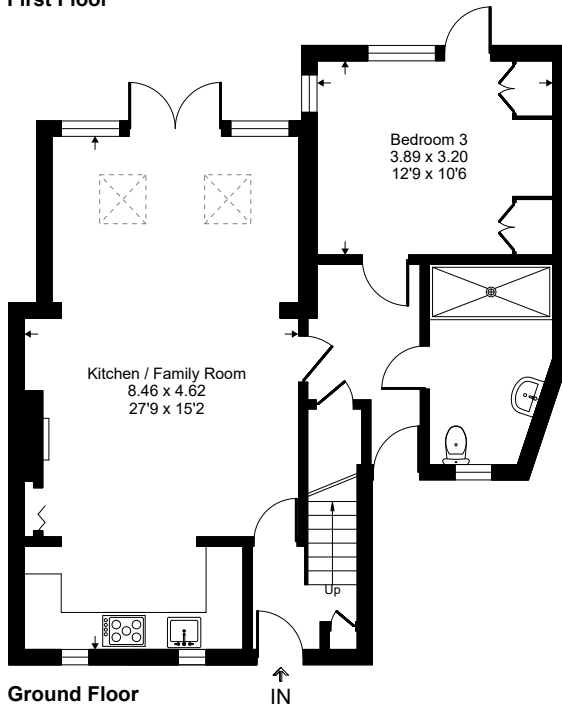
# LAMBERT COTTAGES, RABIES HEATH ROAD, BLETCHINGLEY RH1

## Lambert Cottages, RH1

Approximate Gross Internal Area = 97 sq m / 1042 sq ft



First Floor



Ground Floor

Positioned on the fringes of Bletchingley village, within easy reach of amenities, you will find this 1930's semi detached family home with outstanding and unspoilt views of picturesque open countryside. As soon as you approach your front door you will be blown away by the uninterrupted views they are breathtaking! Once you're in, you are immediately greeted with bundles of character and charm. The open plan living boasts beautiful views towards the North Downs from the kitchen. The log burner is a wonderful addition, especially on those chilly evenings. The kitchen diner was extended by the current owner, cleverly designed so that the room is flooded with light and provides further living space.

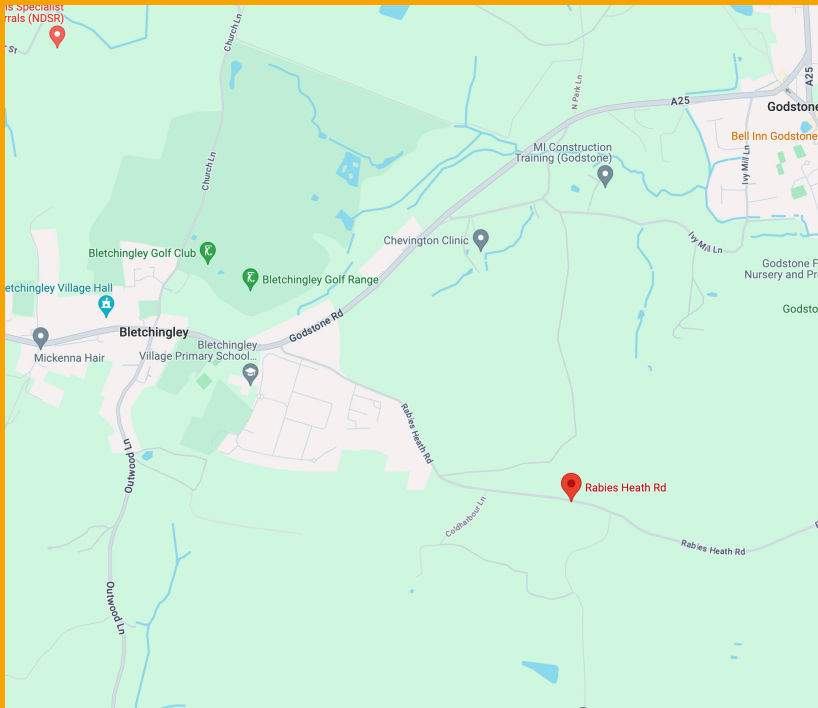
There is a sizeable wet-room, which could be converted into a study or bedroom, which gives full flexibility and options to the ground floor of this home. Head on up where you find two bedrooms, separate bathroom and toilet. Your main bedroom is a sight to hold as you enter, waking up every morning to those views is really what sold this house to the current owner.

Externally there is a long sunny garden and driveway for 2/3 cars. This beautiful home needs to be seen to truly take in what views it has to offer from every room!

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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### LOCATION

Lambert Cottages is located on Rabies Heath Road just after Bletchingley Villlage. Bletchingley Village has a range of pubs, shops and local amenities including a local park/recreational ground. There are local bus routes on the doorstep and the rail network can be accessed at Merstham station a short drive away. The motorway network can be reached nearby at Junction six at Godstone, a five minute drive away. The rail network can be accessed nearby at either Nutfield, Caterham or Redhill stations, all offering services into London and Gatwick Airport can be reached via Nutfield and Redhill stations.

### ADDITIONAL INFORMATION

Nutfield Station: 2.9 miles  
Redhill Station: 3.7 miles  
Oxted Station: 4.8 miles  
Reigate Station: 5.7 miles  
Council tax band D, £2289 PA.



### 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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