NEW LISTING

GUIDE PRICE: £1,000,000

THYME COTTAGE

LITTLE COMMON LANE, SURREY, RG1 4QG

lewis white

Set within the historic village of Bletchingley, this beautifully presented family home enjoys a peaceful rural setting on a generous 0.23-acre plot.

Perfectly designed for modern family living and entertaining, the spacious accommodation includes an impressive open-plan kitchen/breakfast room leading into a dining/family area, together with a double-aspect sitting room overlooking the secluded gardens. Further features include a study, utility room, boot room and cloakroom/WC.

Upstairs are four double bedrooms with delightful countryside views, two bathrooms and a bright landing with storage.

Outside, the mature gardens offer a large patio, lawn and established trees and shrubs, while a gated driveway, double garage with loft room and chain-free status complete this superb home.

DISTANCE

- Nutfield Train Station: 1.7 miles.
- Redhill Train Station: 2.8 to 3.3 miles.
- Bletchingley Village Centre: 0.5 mile (village church and traditional pubs)
- Redhill Town Centre: 2.8 to 3.3 miles (major shopping, supermarkets, and amenities)
- Godstone Village: 2.7 miles (Accessible via the nearby A25)
- Reigate Town Centre: 5 miles

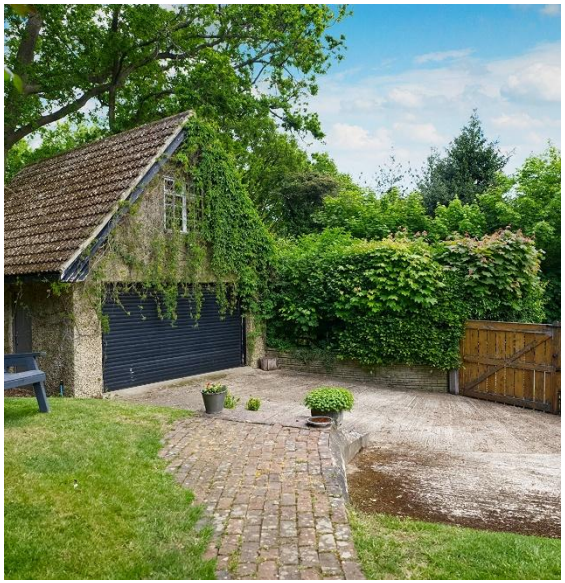
FEATURES

Rural location with many public footpaths to explore.
Secluded plot with rural views.
Double garage with loft room.
Historic village location.
Easy access to M25/M23.
Mature garden with shrubs, trees and beautiful Wisteria.
Close to The Hawthorns school.
Chain free.

ACCOMMODATION

ENTRANCE HALL	
KITCHEN/BREAKFAST ROOM	10' 10" x 25' 3" (3.32m x 7.7m)
DINING/ FAMILY ROOM	22' 3" x 11' 11" (6.79m x 3.65m)
SITTING ROOM	14' 11" x 14' 0" (4.56m x 4.28m)
STUDY	14' 11" x 7' 10" (4.56m x 2.41m)
UTILITY ROOM	9' 10" x 5' 2" (3m x 1.6m)
BOOT ROOM	8' 0" x 7' 2" (2.44m x 2.2m)
BEDROOM 1	14' 11" x 13' 10" (4.56m x 4.23m)
BEDROOM 2	12' 10" x 10' 4" (3.92m x 3.15m)
BEDROOM 3	19' 5" x 10' 10" (5.92m x 3.32m)
BEDROOM 4	14' 2" x 8' 4" (4.34m x 2.56m)
ENSUITE	
FAMILY BATHROOM	

Council Tax Band G, EPC: C. Chain free.



THYME COTTAGE, LITTLE COMMON LANE BLETCHINGLEY, SURREY, RH1 4QG

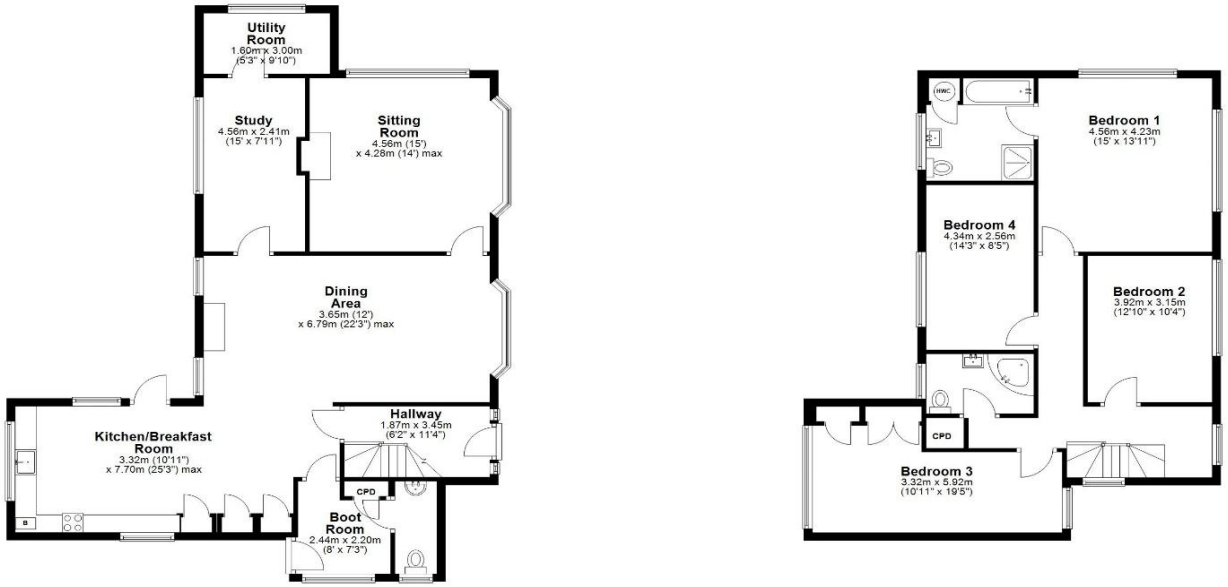
GUIDE PRICE: £1,075,000

Approximate area: 2740 sq feet

Local Authorities: Tandridge District Council

Council tax band: G

EPC: Awaited



Total area: approx. 254.6 sq. metres (2740.1 sq. feet)

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