45 High Street, Betchingley Village, Surrey, RH1 4PB

Located in the heart of the historic village of Betchingley is this most charming Grade II listed cottage overbrimming with period features including many exposed structural beams and a fine inglenook centrepiece fireplace in the sitting room & also boasting a good sized, pretty South facing garden ready for personalising.

- Character Period Cottage
- No Onward Chain
- Village Location
- 2 Bedrooms
- Upstairs Bathroom
- Sitting Room
- Inglenook Fireplace
- Fitted Kitchen
- South Facing Garden
- Traditional Features

Guide Price
£325,000
DESCRIPTION
Located in the heart of the historic village of Bletchingley is this most charming Grade II listed cottage brimming with period features including many exposed structural beams and a fine inglenook centrepiece fireplace in the sitting room & also boasting a good sized, pretty South facing garden ready for personalising.

LOCATION
Set in the picturesque village of Bletchingley. The village is set around the A25 between Redhill and Godstone. Bletchingley offers a village store with sub post office, tea room, specialist shops, primary school, church and pubs. More extensive shopping, educational and leisure facilities are to be found at Merstham, Redhill, Caterham and Oxted, which also offer rail commuting services. Further local amenities are provided about a mile to the east at Godstone village, to the north of which is an access junction for the M25(M23). The area also offers opportunities to enjoy such recreational pursuits as golf, fishing, flying, sailing and horse riding.

ROUTE TO VIEW
From our Bletchingley office, proceed on the A25 to the West towards Nutfield. The property will be found on your left almost immediately after passing the Whyte Harte Hotel and opposite the post Office/Store & War Memorial.
IMPORTANT NOTICE: Howard Cundey, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Howard Cundey have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The full EPC is available on request.
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