



1 Castle Close, Bletchingley, Redhill, RH1 4LG

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JAMES DEANE  
ESTATE AGENTS

Stunning three bedroom semi-detached family home located in the favoured area of Bletchingley. The property has a lovely open plan first floor which incorporates living room/dinning room off the well appointed kitchen, which is ideal for families & also entertaining, Bi-Fold doors open to the rear garden. The ground floor also benefits from a handy utility/store room.

On the first floor there are three generous double bedrooms & a modern family bathroom.

Outside there is a block paved driveway leading to the garage. Side access to the rear garden which has defined patio areas & a Summer House. There is also a further storage shed & waste storage area.



There are some fantastic walks with great historic interest starting and ending in Bletchingley Village taking in the charming Surrey countryside and some real surprises along the way, including some dramatic landscapes and a secret garden. A local family favourite is Priory Farm with it's award winning farm shop, garden centre, family nature trail & café serving freshly prepared meals and refreshments.

Conveniently the property is located on the A25 between Redhill and Godstone and only six minutes from junction 6 of the M25. Two main line train stations are located within 6 miles of the village with direct access through to London and other popular commuter destinations. Its historic centre contains many attractive listed buildings. Part of the village is located within the green belt. The wide High Street originates from the market square that once used to exist there and is now occupied by local shops, a post office and a number of local pubs.

Planning Approved Ref 2022/313: Demolition of existing conservatory and erection of single storey rear extension. Conversion of existing garage to habitable room.

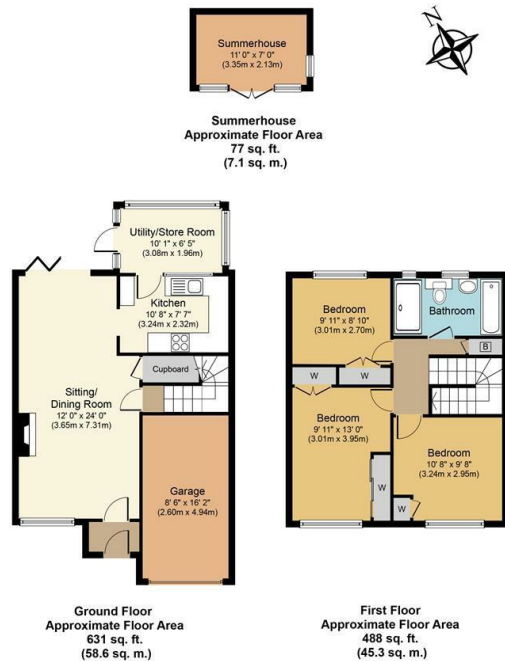
**Guide Price £550,000**







# Floor plan

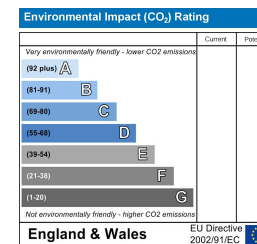
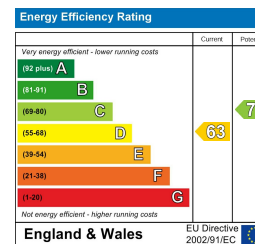


Castle Close, RH1

Approx. Gross Internal Floor Area 1,195 sq. ft. (111.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: Freehold  
Council Tax Band: E

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