



Coneybury, Bletchingley Redhill RH1 4PS

welcome to

Coneybury, Bletchingley Redhill

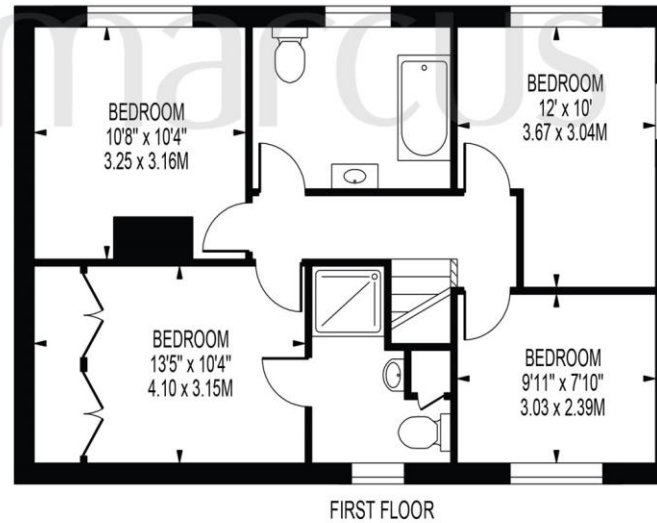
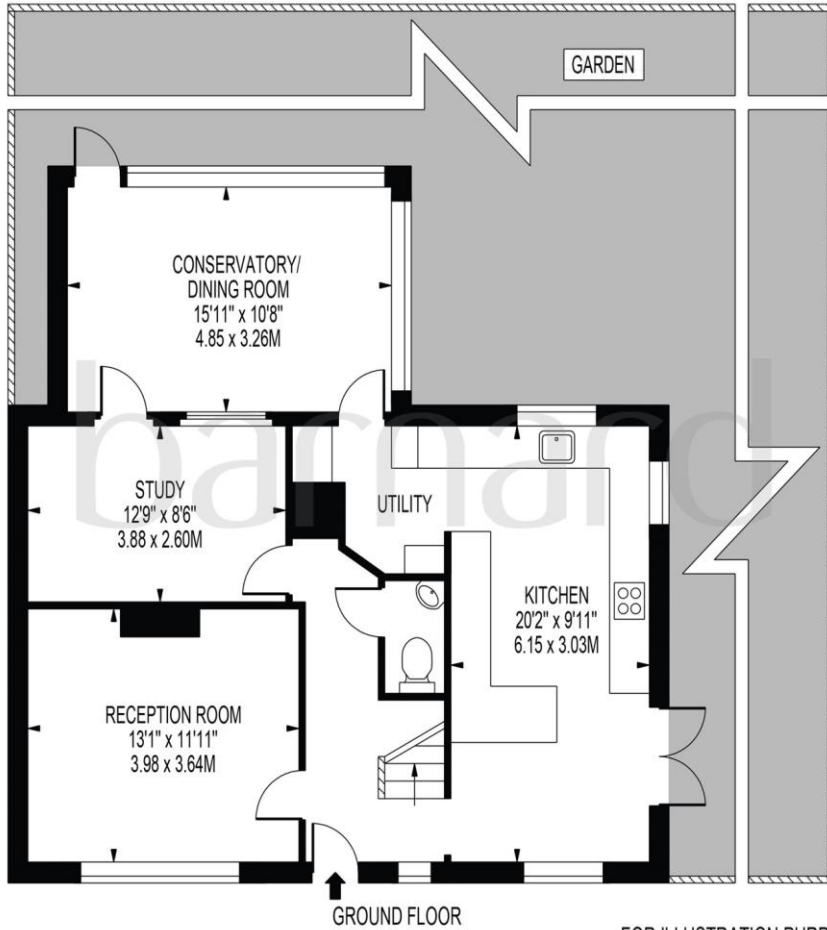
An extended four double bedroom semi-detached family home occupying a corner plot in a quiet cul-de-sac in the historic village of Bletchingley, combining generous living space with unusually strong energy efficiency including solar panels, a modern boiler and an EPC B rating. Thoughtfully maintained and upgraded by the current owners, this home offers practical and versatile accommodation ideally suited to modern family life, hybrid working and entertaining. At the heart of the home is a spacious kitchen/breakfast room with underfloor heating, opening into a light-filled dining/family room with skylights, views towards the North Downs and direct access to the wraparound garden. This bright and sociable space creates an excellent connection between indoor and outdoor living throughout the year. The separate lounge with wood burner fire provides a warm and cozy retreat during the winter months, while the additional snug/study offers excellent flexibility for home working, hobbies or use as a playroom. Upstairs, the property offers four genuine double bedrooms, with every bedroom designed to accommodate a double bed, a rare feature for homes of this style and ideal for growing families. The spacious principal bedroom benefits from built-in wardrobes and a large en-suite shower room and a well-appointed family bathroom with rolltop bath serves the remaining bedrooms. The loft provides ample additional storage space.



Location; Located in the heart of sought-after Bletchingley, the property combines village living with excellent access to nearby towns, countryside walks and commuter connections to London Bridge (from approximately 25 minutes) and London Victoria (from approximately 34 minutes) from Redhill, Caterham and Oxted stations. The village itself offers a strong sense of community, with a local shop, tea shop, post office and several well-regarded pubs all within easy reach. Convenient access to the M25 and M23 makes the property well positioned for wider road connections across Surrey, London and the South East. Gatwick airport is 13 miles away. Bletchingley Village Primary School & Nursery is within a short walk of the property and is particularly well regarded locally for its inclusive ethos and specialist Speech, Language and Communication Needs provision integrated within the school. The Hawthorns Nursery and Prep School is also located within the village. A regular bus route provides straightforward access to secondary schools in both Redhill and Oxted. The highly regarded Caterham School and Reigate Grammar School are both nearby, with Reigate Grammar School recently named The Sunday Times Independent Secondary School of the Year 2025 and Caterham School also receiving national recognition through the Independent School of the Year awards. **Outside Space;** Outside, the mature wraparound garden extends across three sides of the property and provides a variety of spaces for relaxing, entertaining and family life. The south-facing front garden enjoys excellent privacy thanks to established planting and the natural slope of the surrounding landscape, creating a sheltered and peaceful seating area. The garden also includes established edible fruit trees, adding to the home's long-term character and appeal. There is off-street parking to the front of the property.

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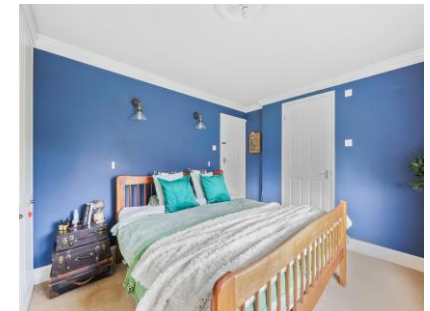
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1434 SQ FT - 133.22 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Additional Benefits; The house has been carefully extended and improved for efficient day-to-day living, with solar panels contributing towards electricity generation and hot water, helping to deliver low running costs rarely found in family homes of this size. Bills are available to review on request.



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- Four double bedrooms ideal for growing families
- Energy-efficient family home with EPC B rating
- Solar panels and modern boiler contributing to low running costs
- Quiet cul-de-sac setting in historic Bletchingley
- Corner plot with mature wraparound garden
- Light-filled dining/family room with views towards the North Downs
- Flexible snug/study ideal for hybrid working or playroom use
- Off-street parking, utility room, en-suite to the front bedroom, breakfast bar in the kitchen and downstairs WC

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH104055



Property Ref:
RDH104055 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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