

STONE



*Stychens Lane RH1*

£750,000



*“At Stone, we’re passionate about  
the unique and awe-inspiring  
architectural elements that transform  
houses into dream homes.”*

---

*The Stone Family*



Tucked away down the tranquil Stychens Lane, just a stone's throw from the historic High Street, lies this most enchanting detached three bedroom character cottage, a hidden gem brimming with rustic charm and timeless appeal. From the moment you step through the front door, you are welcomed by a sense of warmth and individuality that only a home with genuine character can offer.

The home unfolds with a fascinating layout, each room revealing its own story. The heart of the home is undoubtedly the farmhouse-style kitchen, where exposed beams and traditional finishes invite you to linger over a leisurely breakfast or host an intimate dinner with friends. Natural light dances across the rustic surfaces, perfectly complementing the cosy ambience.

Three bedrooms continue the theme of charm, each space offering comfort and a quiet retreat from the world. They are imbued with natural light, offering restful spaces that feel both generous and tranquil.

Outside, the lane's serene surroundings and the cottage's secluded setting create a true sense of escape, yet the historic High Street—with its local shops, cafes, and village life—is just moments away. It's a rare combination: the tranquility of rural living with the vibrancy of a close-knit community within easy reach.



















Stychens Lane gently winds through one of Bletchingley's most enchanting semi-rural pockets, where hedgerows soften the edges of the road and the countryside seems to fold itself around you. Here, this charming tile-hung and stone home sits quietly beside the recreation ground, its timeless character feeling perfectly in step with the pastoral landscape. There is a serenity to this setting—birdsong at daybreak, wide skies at dusk—that evokes the ease of country living without feeling remote.

A short stroll leads you into Bletchingley village, a place where history feels tangible in the ancient church and in the warm welcome of its traditional pubs. The coffee shop, post office and convenience store form the heart of daily life, each adding to the village's gentle rhythm. For those who cherish the outdoors, the surrounding network of dog-friendly footpaths opens up scenic routes through fields and woodland, while the nearby golf course provides yet another peaceful way to spend time in the open air.

Families are wonderfully catered for here, with South Nutfield's Priory Farm offering a beloved weekend destination—from its farm shop to its seasonal events. The wider area is known for its excellent schooling options, both state and independent, attracting families seeking a blend of quality education and countryside calm. And while this setting feels blissfully removed from the pace of town, Redhill is only a short drive away, providing fast and reliable train links to London for effortless commuting.



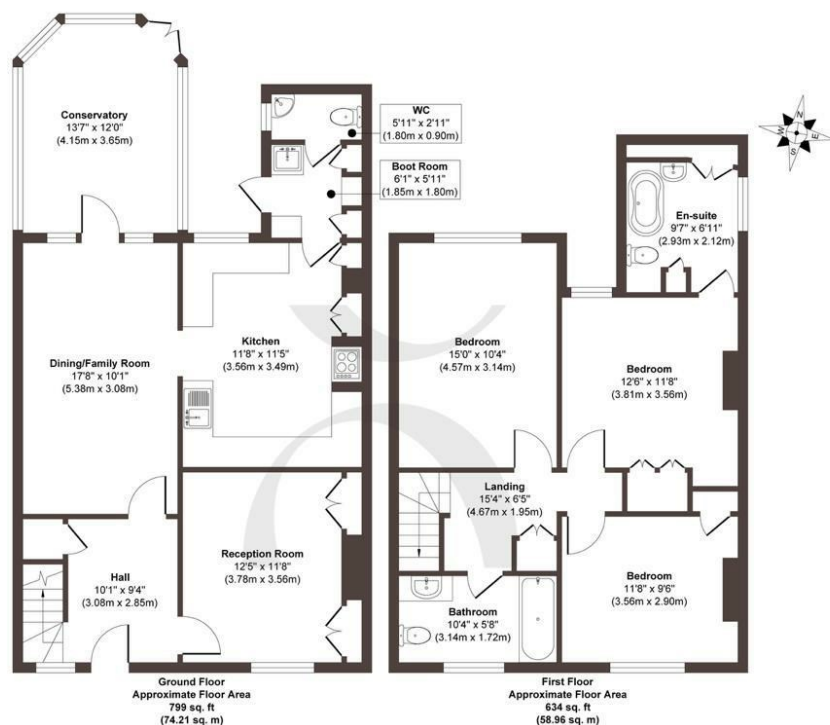












**Approx. Gross Internal Floor Area 1433 sq. ft / 133.17 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**STONE**

## The Details

- Quiet, rural lane within the quintessential Bletchingley village
- Characterful façade with traditional architectural charm
- Cosy reception with character fireplace, bespoke shelves and decorative corning
- Charming, light-filled farmhouse-style kitchen with adjoining dining and living area
- Three generously proportioned bedrooms and a spacious family bathroom
- Principal bedroom with a garden view and luxury en suite bathroom with claw foot tub
- Generous private garden and verdant views from every window
- Off-road parking

Size  
Approx 1295.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
G





STONE

Let's *Talk*

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved