



Rabys
South Park Lane, Bletchingley

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A charming property with an annexe, set in a peaceful yet well-connected location, in grounds extending to 33.8 acres

An enchanting Grade II Listed house dating from 1560, set in a commanding position with far-reaching views across the surrounding Surrey countryside. The property dates from the early 17th century and features splendid timber-frame and rendered elevations, while inside the accommodation displays a wealth of character features, including heavy exposed beams and original fireplaces.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



33.8 ACRES



FREEHOLD



RURAL



1,934SQ FT



**GUIDE PRICE
£1,950,000**



The property

Rabys is a magnificent detached period house offering almost 2 000 sq ft of attractive accommodation arranged over two floors. It also benefits from a useful annexe which provides extra living space for guests or family members. The main house includes two well-proportioned ground-floor reception rooms both of which welcome plenty of natural light from windows to both the front and rear. The main reception has heavy timber ceiling and vertical beams, as well as an inglenook fireplace fitted with a woodburning stove, while the comfortable sitting or dining room also features an imposing fireplace fitted with a stove. Additionally, the ground floor accommodation offers a well-equipped kitchen with modern shaker-style units, wooden worktops and a breakfast bar, plus a breakfast table with built-in banquette seating. There are integrated appliances, including an oven and a hob, while the utility room provides further space for appliances and storage.

Upstairs there are four well-presented double bedrooms, including the principal bedroom with its en

suite bathroom. One of the bedrooms is currently used as a home study. The first floor also has a family bathroom with a stylish, freestanding roll-top bathtub and separate shower cubicle with power shower.

The annexe is set across two floors, with the ground floor featuring a well-appointed kitchen with modern fittings and a sitting or dining area. Upstairs there is a spacious bedroom and sitting room, as well as a bathroom.











Outside

The house is set on a generous, elevated plot with views across the surrounding fields. At the front, the driveway provides plenty of parking space for several vehicles, as well as access to the detached garage and annexe. There is a front garden with an area of lawn, bordered by established hedgerows, while the main garden is to the rear, with a sunny south-facing aspect. It includes a spacious patio area across the back of the house, a heated swimming pool with its own sun terrace and a large area of lawn, dotted with mature trees and bordered by established hedgerows, with the wide open views to the west taking in the Surrey countryside and providing spectacular sunsets. The house is set back from the lane in gardens extending to 1.7 acres, with the adjoining fields to three sides owned by the property, which extend to 32 acres.

Location

The property sits within a peaceful rural setting, just outside the Surrey village of Bletchingley and within easy reach of Godstone, Oxted, Redhill and the surrounding towns and villages. Bletchingley has a

variety of everyday amenities, including local shops, cafés and pubs, while nearby Godstone and Oxted offer further day-to-day facilities, including a choice of shops. Redhill is less than five miles away, providing a wealth of shopping, supermarkets and leisure facilities along with neighbouring Reigate. Schooling in the area includes primary options on Bletchingley and Godstone, as well as state secondary schooling in Redhill. The area is well-connected by road, with the M25 less than three miles away and easy access to the M23 for Gatwick Airport. Redhill station offers regular services to London Bridge and London Victoria, taking approximately 30 to 40 minutes.



Distances

- Godstone 1.9 miles
- Redhill 4.6 miles
- Oxted 5.1 miles
- Caterham 5.5 miles

Nearby Stations

- Redhill Station
- Merstham Station
- Oxted Station
- Nutfield Station
- South Godstone Station

Key Locations

- Godstone Farm
- Reigate Caves
- Divers Cove
- Reigate Hill & Gatton Park

Nearby Schools

- The Hawthorns School and Nursery
- Woldingham School
- Aberdour Preparatory School
- St John's School
- St Bede's School
- Reigate Grammar





Floorplans

Main House internal area 1,934 sq ft (180 sq m)

Garage internal area 286 sq ft (27 sq m)

Annexe internal area 554 sq ft (51 sq m)

Total internal area 2,774 sq ft (258 sq m)

For identification purposes only.

Directions

RG8 9RY

///What3words: envy.drill.count - brings you to the driveway

General

Local Authority: Tandridge District Council

Tele: 01833 722000

Services: Mains water, electricity and private drainage.
Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

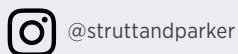
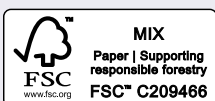
EPC Rating: F

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