



The Black Barn  
8 Town Mead  
Bletchingley  
RH1 4LQ

Asking price £585,000

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Robert  
Leech.  
ESTD 1989



# The Black Barn, 8 Town Mead, Betchingley, RH1 4LQ

Part of a converted barn, this delightful two bedroom semi-detached house, with sunny patio garden and a useful garden room, is situated in an attractive and welcoming private cul-de-sac, just off Betchingley high street. Driveway parking for two cars.



2.5

J6 M25  
GODSTONE



3.6

MILES  
MERSTHAM  
STATION



10

MILES  
GATWICK  
AIRPORT

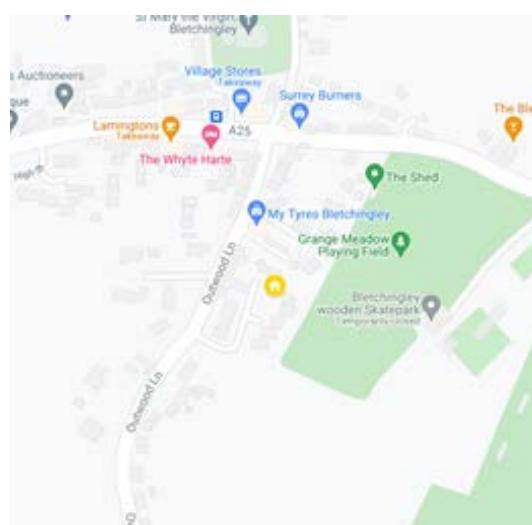


## LOCATION

This attractive property is located in a private cul-de-sac in the picturesque village of Betchingley. This charming medieval village offers a range of shops, a number of excellent gastro pubs and a golf club. Fast train services to London and a more comprehensive range of shops can be found in the nearby towns of Redhill and Caterham, located approximately 4 miles away, and Oxted, approximately 5 miles away. This area is also served by good local state and private schools.

## TRAVEL

Junction 6 is approximately 2.5 miles away providing easy access to the M25 and Gatwick airport. Redhill mainline railway station provides fast trains to East Croydon (from 16 minutes) London Victoria (from 37 minutes) and London St Pancras (from 46 minutes). In addition Merstham mainline station provides fast trains to London Victoria (from 33 minutes).



[robertleech.com](http://robertleech.com)

### OXTED

72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
01883 717272

### REIGATE

1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

### LINGFIELD

27 High Street,  
Lingfield,  
Surrey RH7 6AA  
01342 837783

### LONDON

121 Park Lane  
London  
W1K 7AG  
0207 0791457



## PRIVATE CUL-DE-SAC

This property is positioned at the end of Town Mead, an attractive and desirable private cul-de-sac with a welcoming neighbourly feel and well-groomed appearance. With a mixture of wooden clad barn conversions, and tastefully designed more modern houses, a total of 13 private dwellings share the cul-de-sac and surround a shared pond. A small maintenance charge in the region of £300 per year applies.

## GROUND FLOOR

The ground floor of this property is open and spacious. The hallway is wide and has space for a telephone table and coat hanging. The kitchen is well fitted and has pleasant views over the private cul-de-sac and pond. Attractive wooden beams, showing a little of the history of the original barn, are exposed throughout, complimented by areas of exposed brick. The stairs to the first floor have a grand appearance with wooden boarding and ornate banister. A large conservatory off the rear gives access to the rear garden.

- Open fireplace to living room
- Stone worksurface and plenty of fitted cupboards to kitchen
- Integrated Neff double oven, Siemens hob, dishwasher and washing machine
- Cloakroom with fitted floating mirror and cupboards



## FIRST FLOOR

The attractive stairs to the first floor lead to a large landing, with further exposed wooden beams and a Velux window allowing natural light. Two bedrooms are served by one bathroom.

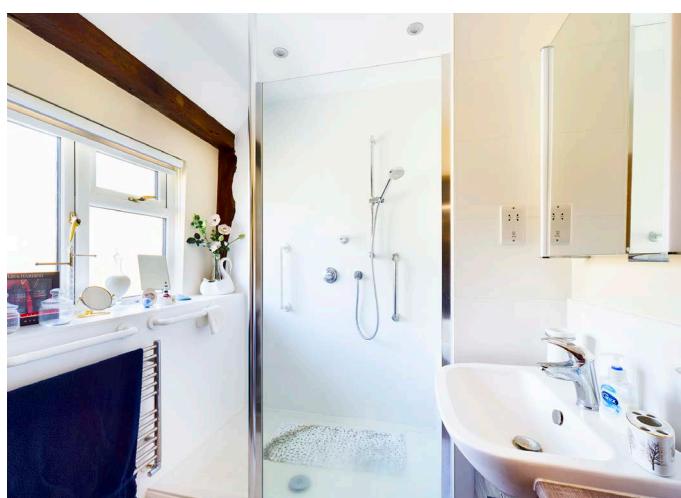
- Bedroom 1 has fitted wardrobes
- Bedroom 2 has a fitted cupboard
- Both bedrooms have exposed wooden beams and views over the cul-de-sac pond
- Large airing cupboard off landing
- Bathroom has a large walk in shower, is mostly tiled with wood effect flooring



## OUTSIDE

At the front of the property is a driveway with space for two cars. The rear garden is sunny and attractive. Mostly patioed, with mature flower beds and shrubs. The garage has been converted to a garden room, with French doors from the patio.

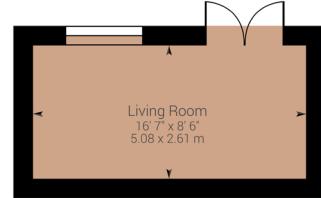
- Driveway parking for two cars
- Power and insulation to garden room
- Garden room can be heated by electric radiators
- Rear garden is fully fenced and walled, with a gate to the front





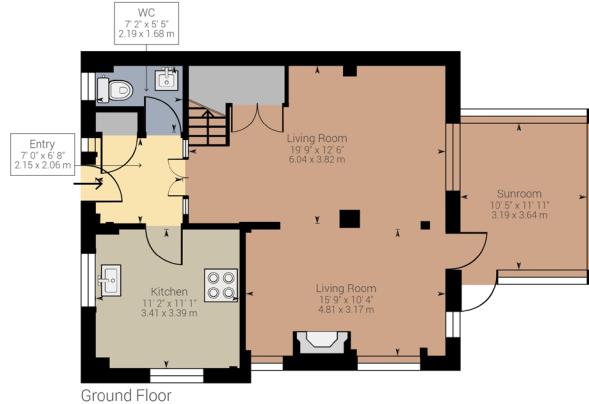
## FAQS

- Chain free sale
- Freehold
- Barn conversion
- Large boarded loft
- Purchased over 20 years ago
- Tandridge District Council
- Council tax band F: £3,019.60pa
- Town Mead is a private road
- There is an annual maintenance charge for the private road believed to be in the region of £300pa
- Conservatory added and garage converted to garden room (all necessary permissions gained)
- All integrated appliances to remain
- Mains gas
- Mains sewerage
- Regular boiler serviced annually
- Traditional radiator central heating



Approximate net internal area: 147.47 ft<sup>2</sup> / 13.73 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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1st Floor

Approximate net internal area: 1232.49 ft<sup>2</sup> / 114.50 m<sup>2</sup>  
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