RAYNERS
TOWN & COUNTRY

de CLARE COURT
OUTWOOD LANE, BLETCHINGLEY

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OUTWOOD LANE, BLETCHINGLEY, SURREY. RH1 4PB

An exceptional brand new development of just four beautifully designed new homes

de Clare Court is an exceptional brand new development of just four beautifully designed and spacious homes by Debatsford Developments in the charming village centre of Bletchingley. Great care has been taken in creating spacious homes with attractive exterior architecture complementing superbly appointed luxury interiors.

Each semi-detached house provides three bedrooms to the first floor with an additional large second floor bonus room suiting a variety of uses, such as, home office, media room etc. Light and spacious reception rooms, large fully fitted kitchen/breakfast rooms and family bathrooms, en-suites, cloakrooms providing comfortable and spacious living accommodation suiting a wide range of buyers.

The Location of de Clare Court is especially appealing set well back from the road and within only two minutes level walk from the charming village centre of Bletchingley with its historic High Street.

At the centre of the village is a wide High Street with many attractive listed buildings as well as a small selection of local shops including a general store, post office, antique shops, tea rooms and pubs. Bletchingley is surrounded by beautiful Greenbelt Countryside and Bletchingley Golf Club adjoins the outskirts of the village. Bletchingley Village Primary School is within walking distance.

For wider communication links de Clare Court is well placed with Junction 6 of the M25 only 6 minutes' drive and mainline railway stations located at the surrounding towns of Oxted, Redhill and Reigate

Specification

Contemporary ‘Handcraft’ white fitted kitchens with Italian doors and Silestone White Storm quartz work surfaces

Integrated Neff Appliances including, dishwasher, fridge/freezer and washer/dryer

Induction hob and wall mounted extractor, Microwave/Grill Multi oven, separate Fan/Steam Oven and warming drawer

Coving and Deep Wood faced skirting boards and Oak finish internal doors with chrome door furniture

Carpeting to bedrooms and tiling to floor areas in Bathrooms, Cloakrooms and en-suites

Engineered Wood Floor to lounge and kitchens

Individual room thermostats which connect to Wi-Fi for remote use

Built in wardrobes

Luxury white bathrooms suites and Cloakrooms which are fully tiled with sanitary ware from the Roca and Dansani range

Triple Glazing

Under Floor heating

PV solar Panels and Heat recovery systems

10 year BLP New Home Builders Guarantee

Two allocated parking spaces for each house

Outside lighting, power points and tap

West facing rear gardens that are landscaped and very well stocked with a wide range of shrubs, flowers and fruit trees

Landscaped raised beds and honey coloured limestone walling to the front

The location of declare Court is especially appealing. The houses are set well back from the road in a slightly elevated position.
Debatsford Developments attention to detail is reflected in the exquisite landscaping to the front and very well stocked West facing private rear gardens.
deClare Court also enjoys an attractive outlook to the front and rear.

- Four individual architect designed brand new homes
- Exceptionally high quality specification
- 1767sqft – 1900sqft
- Three bedrooms
- Spacious reception rooms
- Good sized media rooms/home office
- Beautifully landscaped gardens
- Two minute walk from the village centre

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

www.raynerstc.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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