



Listed cottage on the picturesque Buckland Green

Applecroft, 1 The Green, Rectory Lane, Buckland, Surrey RH3 7BH



Garage and private parking • Idyllic village setting on the Green • Located between Reigate and Dorking • Great location for local walks

Local information

Hidden away right at the heart of this popular Surrey village Applecroft enjoys a magnificent position midway between the historic market towns of Dorking and Reigate. Buckland itself is well known for its picturesque village green and pond, its church and thriving village shop. Local buses stop at the top of the lane. Brockham village is just over a mile away and boasts an excellent range of village facilities for day to day needs including a general store and post office, chemist, butchers, two pubs on the green, village church and a primary school. For a more comprehensive range of shopping facilities the thriving market town centres of Dorking and Reigate are only four and two miles away respectively. Each offer a good selection of mainstream and individual shops, cafes and restaurants. For the commuter Dorking mainline station offers regular train services to London Victoria and London Waterloo while Redhill station provides services to London Bridge and Victoria. Junctions 9 and 8 of the M25 are within 6.5 and 3.5 miles respectively and for the international traveller Gatwick is 9 miles to the south. There are a number of well-regarded state and independent schools within the vicinity.

About this property

Applecroft is a fascinating listed building with a rich history dating back to the fifteenth century with later additions making it a charming cottage in a sought

after location on the edge of the Green. The house was originally a Hall house and it is understood to have been used as a communal hall brewery. Many of the original beams are still visible, enhancing the rich heritage of this ancient building which is believed to be the oldest one in the village. The cottage is approached via a gate from the Green through a pretty south facing cottage garden. The south facing sitting room has a double aspect onto the green with an inglenook fireplace and wood burning stove. The dining room enjoys the same southerly aspect and has opening doors onto the conservatory. This bright room provides access to the garden, garage and the pretty terrace. The kitchen has a range of units and appliances with a built in larder. The cloakroom completes the ground floor accommodation. On the first floor the principle bedroom is double aspect with some marvellous beams. Bedroom two has built in wardrobes. The family bathroom has a walk-in shower and a large storage cupboard. Applecroft has a charming cottage garden to the front of the property with a good selection of shrubs. To the side of the cottage is a terrace and access to the generous garage. The garden has an original Anderson shelter that is used as a garden store.

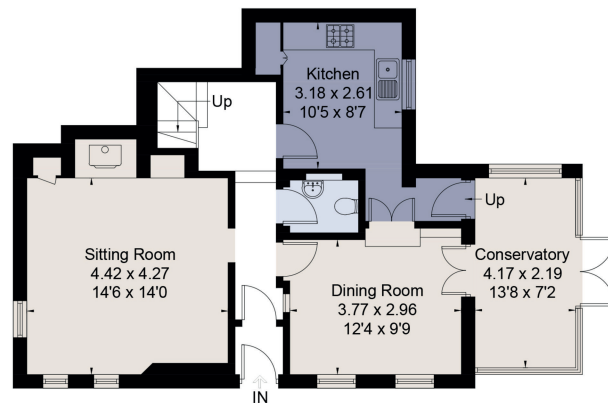
Viewing

Strictly by appointment with Savills

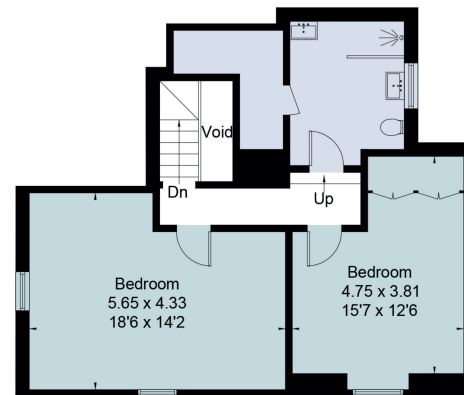




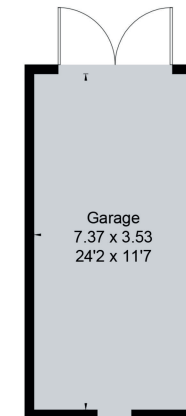
Approximate Area = 126.8 sq m / 1365 sq ft
Garage = 26.1 sq m / 281 sq ft
Total = 152.9 sq m / 1646 sq ft (Excluding Void)
Including Limited Use Area (0.6 sq m / 6 sq ft)
For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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