

Ironsbottom Reigate Surrey

£1,350,000

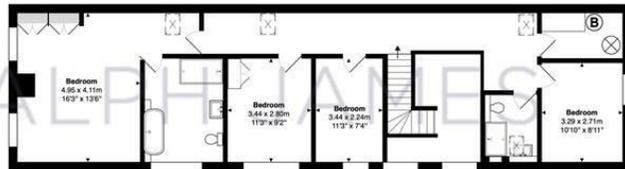
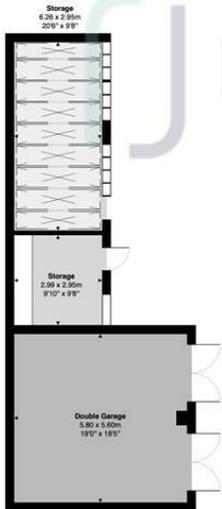


RALPH JAMES

FLOOR PLANS



Annexe Ground Floor



First Floor



Ground Floor

Ironsbottom, Sidlow, Reigate
 Total Area: 223.0 m² ... 2400 R² (excluding office / bar, storage, bedroom, double garage)
 Total Area Including All Out-Buildings: 330.6m² ... 3559 R²
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 RALPH JAMES



IN A NUTSHELL

Beautiful landscaped garden, with outside storage, vegetable patched and a stunning annex.



Four spacious bedrooms



Open plan kitchen/dining area, office space & laundry room



Family bathroom, master en-suite & downstairs W/C



Modern kitchen with integrated appliances



Driveway with ample parking



WHAT'S GREAT?

If you're looking for something quite spectacular, this exquisite four-bedroom family home is truly something remarkable. A period property overflowing with charm and character, the rustic finish is complimented effortlessly with the neutral tones and modern touches and its high ceilings with open plan layout creates the ideal living space for a social household.

The grand entrance hall has a sweeping staircase, storage space and W/C, and to your right is the kitchen area. A dream for any budding chef, you have plenty of space to play around with scrumptious recipes as guests perch at the breakfast bar enjoying a glass of wine and good company.

Through the hallway to the opposite side of the home is the exquisite living/dining room, this impressive space welcomes a grand dining table whilst still comfortably fitting in a couple of plush sofas for you to relax on after dinner. The log burner and extraordinary brick fireplace are hard not to fall in love with, it's easy to picture yourself here curled up on a cold winters night.

Another astonishing feature to this home is the landscaped garden, with it's large lawn, double garage, storage and veg patch where you can grow fresh fruit and vegetables to eat when throwing a summer BBQ. For an added bonus, the annex is perfect for the gatherings, with a bar and space for beds when guests need to stay. This space is also ideal for a home office or gym, or both!

Upstairs the long landing offers four bedrooms all of which are a great size, the laundry room is also on this floor along with the family bathroom. The master bedroom is breaking, being a vast space for a king bed along with some additional furnishings and built-in wardrobes. The master en-suite invites you in, with a rolltop bath and separate free standing shower.

Surrounded by countryside this home is a dream, the peacefulness is wonderful but you're still able to walk to the local shops in Woodhatch and Reigate town is a short drive or bus ride away.



Ashley likes it because....

"I love the historic features and the feeling that this is a well loved family home, with a warm welcoming layout; Combining the rural countryside setting with the convenience of the location. One of my favourite area's is the garden, perfectly designed for throwing family get togethers."

SELLER'S SECRET

"This house was a hidden gem as we had no idea about the area when we bought it 10 years ago. Structurally we only updated the master and the ensuite and focused on the interior decorations and lots of love and effort was put into the garden. Developing the Granary annex building has been the best thing we've done with the landscaped garden connecting the two buildings together. It's given us so much fun with parties, sleepovers, workouts and the perfect office space. Our favourite spot in the house is sitting in the kitchen looking out over the fields. There is so much wildlife with deer's, pheasants and rabbits grazing out the front you'll definitely need some binoculars. From the house there is access to lots of walks and cycling. The Fox Revived is our local pub and a great cycle ride for all the family. It's the best of both worlds if you're seeking a more rural location with space but has the benefit of easy access to towns and schools. We have loved living here."

CLOSE TO HOME

Reigate School 1.5m

Reigate High Street 2.1m

Dovers Green 1.2m

Dunottar 2.5m

Reigate Grammar 2.5m

Gatwick Airport 5.5m

Seven Stars Inn 3.3m

M25 Access 4.1m

The Fox Revived 3.0m

To buy or not to buy...

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