



## A charming 17th century four bedroom thatched barn

**The Old Barn, Reigate Road, Leatherhead, Surrey, KT22 8QY**

£1,795,000 Freehold



Kitchen • 4 reception rooms • 4 bedrooms • 2 bathrooms • Utility room and guest WC • 2 studies • Garden • Parking

#### Local information

Located on the beautiful tree-lined Reigate Road, the property is a short drive from the RAC Country Club (approx. 3.8 miles) along with Beaverbrook Country Club and golf course (approx. 200m). Leatherhead has an excellent array of leisure amenities including the Nuffield Fitness Centre and Leatherhead Leisure Centre, along with Leatherhead train station (approx. 1 mile) providing a good rail service to London. There is an excellent choice of private schools in the area, including St John's, Downsend, City of London Freeman's, Epsom College and Danes Hill in Oxshott. The M25 is close by (approx. 1.6 miles) providing routes to London and the coast and links to Gatwick and Heathrow airports. There are nearby woodland countryside walks and bridleways.

#### About this property

The Old Barn dates back to the early 17th century having originally been built in Sussex, and then the frame moved to Surrey in 1920 for the Lyle (Golden Syrup) Family and constructed by architect George Blair Imrie who was famed for the comfort of his houses and was once named 'England's most characterful Small House' - 'Surrey life-2005'. The Old Barn is an incredibly atmospheric and characterful four bedroom home of just under 2900 sq ft of accommodation and has been well looked after and maintained by the current owners.

The house exudes an abundance of period features including oak and ironwork doors, fitted inset bookcases, staircase setting and hand painted tiles. Of particular note is the impressive main drawing room with a vaulted ceiling, exposed beams, large open fireplace and leads onto a loggia overlooking the garden. There is a dining room and adjoining sitting room with double doors opening onto the garden. The double aspect kitchen is well equipped with a window seat, open fireplace and adjacent pantry. A useful utility room and shower room are off the kitchen, with access to the garden. There is a fourth bedroom/studio with a mezzanine level off the kitchen. 2 studies, a boot room and guest WC complete the ground floor accommodation. The first floor comprises the principal bedroom, two further bedrooms, and a family bathroom.

Outside, the property sits in just over 0.5 acres and is mainly laid to lawn with brick paths, raised herbaceous borders and boxed hedging, with Blair Imrie having designed the garden as he did with many of his other houses. There is parking for numerous cars. The property was rethatched in 2021, with high tech insulation/fireguard.

#### Tenure

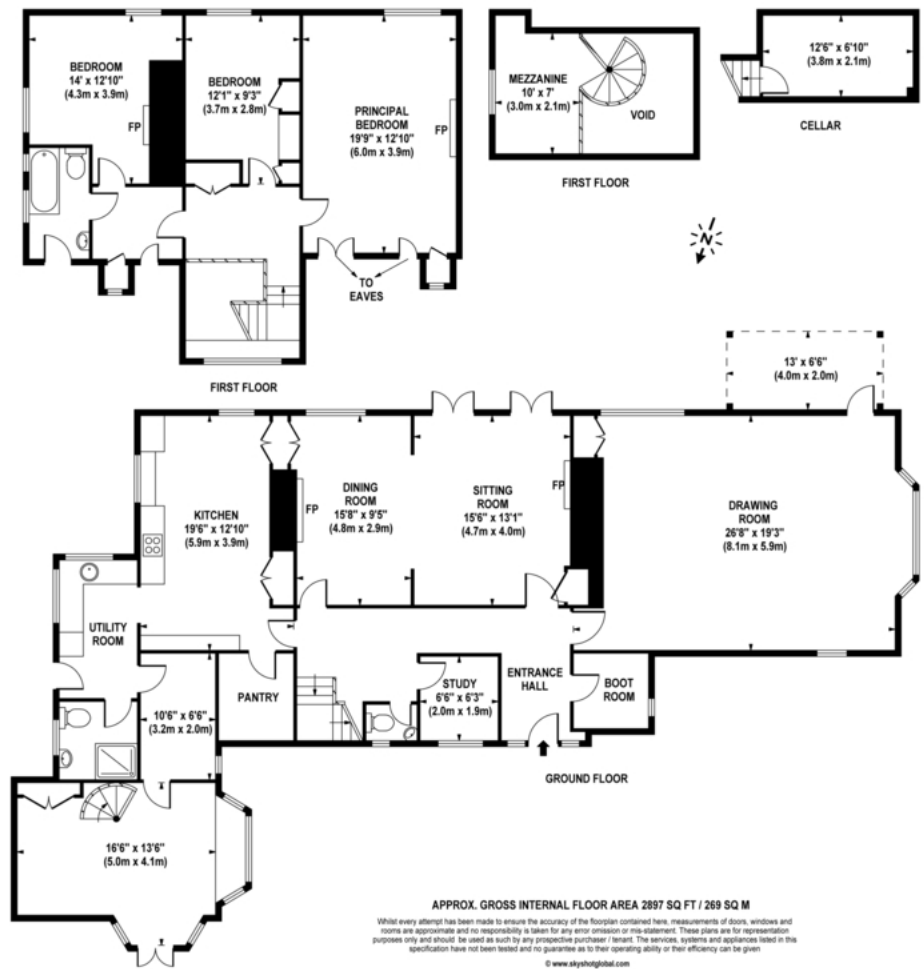
Freehold


#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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