



Charming cottage set in three quarters of an acre

Coomers Cottage, Reigate Road, Reigate, Surrey RH2 8QH



Field and woodland views to the rear and side • Gardens facing south and west • Detached garage and parking • A detached home with further potential to extend

Local information

Coombers Cottage sits in a lovely semi-rural setting just two miles south of Reigate town centre and all of the amenities of this bustling market town. Reigate offers an impressive range of shops and services in the best tradition of English rural communities. The picturesque streets have a delightfully modern, cosmopolitan feel and where independent boutiques rub shoulders with popular high street stores. There are also a good number of cafes and coffee shops including Costa and Cafe Nero. Local restaurants include Pizza Express, Bill's, Cullenders Parkside, Wagamama and Nando's. Reigate Priory Park offers many acres of open parkland and excellent facilities including tennis courts, Skate Park and The Pavilion cafe. There are numerous places to walk locally with many paths and bridleways in the countryside around this cottage. Reigate is surrounded by beautiful Surrey countryside including Reigate Heath, Gatton Park, The Pilgrims Way and The North Downs Way. The area also offers a wide range of sporting facilities including two rugby clubs, two football clubs, Reigate Priory Cricket Club along with tennis, bowls and squash clubs.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill is one and a half miles away which offers direct routes into London Bridge and Victoria in around 30 minutes along with routes to a variety of

other destinations.

About this property

This charming cottage has been previously extended on the ground floor and provides 1805 sq ft of flexible accommodation over two floors plus the double garage and summer house. On the ground floor the main sitting room has a wood burning stove and a door that leads out onto the garden. There are double doors into the dining room that in turn also leads out onto the garden via French windows. The third reception room has a fireplace and is currently used as an office. The kitchen is fitted with modern units with solid wooden worktops and includes a number of appliances including a range style cooker. There is also a guest cloakroom. The extension to the ground floor provides a double bedroom or a fourth reception along with a modern en suite shower room and the separate utility room. On the first floor there are three double bedrooms and the family bathroom. Outside the property is screened from the road by mature conifer trees. The driveway provides off street parking for several cars and leads to the detached double garage. The gardens amount to three quarters of an acre facing south and west and there is a small area of woodland. There is also a summer house that would make an ideal home office.

Viewing

Strictly by appointment with Savills





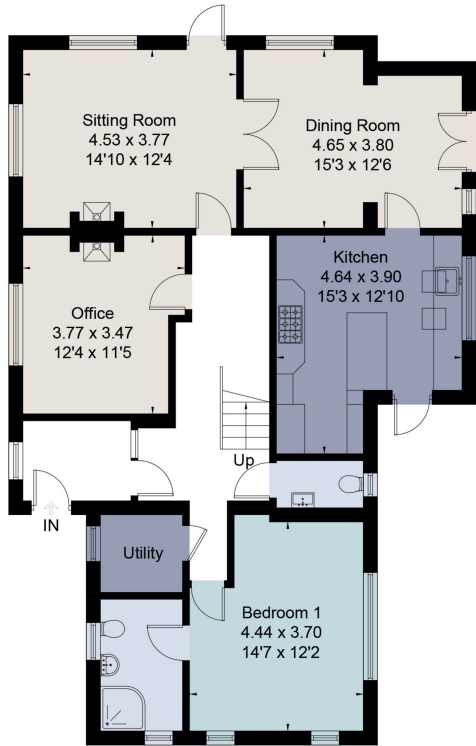
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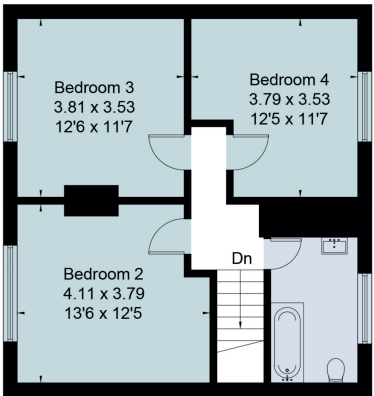
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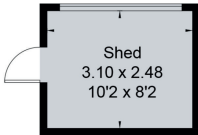
Approximate Area = 167.7 sq m / 1805 sq ft (Excluding Shed)
Garage = 42.8 sq m / 461 sq ft
Summer House = 10.5 sq m / 113 sq ft
Total = 221 sq m / 2379 sq ft
For identification only. Not to scale.
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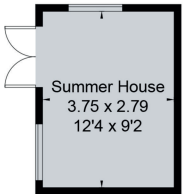
Ground Floor



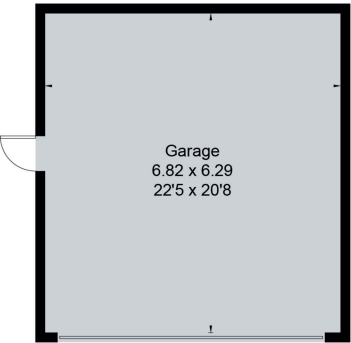
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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