



## Charming and pretty cottage with delightful views

**England's Cottage, Dovers Green Road, Reigate RH2 8PN**

Freehold





Separate home office • Suitable for car enthusiasts •  
Beautiful landscaped gardens • Semi rural location •  
Outstanding views

**Local information**

England's Cottage is ideally situated in a wonderful semi-rural setting two miles from Reigate's bustling high street. It provides a comprehensive range of local shops, boutiques, coffee shops and a good mix of restaurants. Reigate Priory Park offers many acres of open parkland and woodland for walks and excellent facilities for families. There is a 24 hour Tesco supermarket at Hookwood. For the commuter Salfords Station, the Gatwick express and Redhill Station all offer direct train services to London Victoria and London Bridge (from 33 mins). The M23 (Junc 9) is approximately 6 miles to the south and the M25 (Junc 8) is approximately 4 miles to the north. Both of which link into the wider national motorway network giving access to the South Coast and central London. Recreational opportunities in the area include golf at a number of local clubs (including Gatton Manor, Reigate Heath, Betchworth Park, Bletchingley and Reigate Hill). Rugby clubs at both Dorking and Reigate, Racing at Limpsfield and exceptional access to superb walking, cycling and hacking across the Surrey Hills Area of Outstanding Beauty including Box Hill. There is flying at Redhill aerodrome, fishing on the River Mole less than half a mile away at Sidlow Bridge and there are many attractive local pub-restaurants such as the Fox Revived.

**About this property**

England's cottage a very

picturesque property full of charm and character and is set within beautiful grounds. The original house dates back to the early part of the 19th century where it was a shepherd's cottage for the local manor. Over the years the cottage has been extended a number of times to provide a delightful home. The overall accommodation is both flexible and well-proportioned and as you would expect of a property of this age it also retains many fine original features. The property would ideally suit a keen car collector or enthusiast with its two double garages and a workshop. There is also a separately accessed home office attached to the garages. Subject to the relevant planning application and approval these could also be converted to an annexe, gym or studio. The grounds are accessed via an electronic five bar gate and wrap around the property. There is an expanse of immaculate lawn area as well as numerous herbaceous borders, rose and shrub beds and mature trees including an orchard of apples and plums. At the rear of the garaging is a separate kitchen garden with numerous box-hedged bordered vegetable beds, an asparagus bed, soft-fruit cages and a feature arched walkway of apples and pears, leading to a private terrace seating area. There are also three garden storage sheds and a greenhouse.

**Tenure**

Freehold



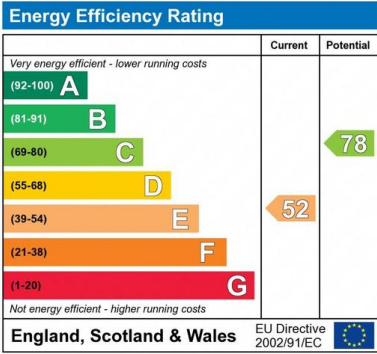




Approximate Area = 182.3 sq m / 1962 sq ft  
Outbuildings = 64.1 sq m / 690 sq ft (Excluding Garage)  
Garage = 30.2 sq m / 325 sq ft  
Total = 276.6 sq m / 2977 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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