



Converted coach house with stunning rural views

The Coach House, Coppice Lane Reigate Surrey RH2 9JG



In a wonderful secluded setting yet within just under a mile of Reigate train station and town centre • Detached garage and private parking • Stunning views across Reigate Hill • Adjacent to local rural footpaths

Local information

The Coach House is perfectly positioned in a highly popular part of Reigate and offers a unique blend of rural tranquility, with immediate access to beautiful country walks on Reigate Hill and The North Downs Way; with ready access all of the benefits of this thriving market town. Reigate's bustling town centre 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. Reigate Priory Park offers many acres of open parkland and excellent facilities including a great playground, tennis courts, skate park and The Pavilion cafe. There is plenty of good walking and riding locally in the surrounding countryside. Reigate is blessed with state and independent schools for all ages and include Reigate Priory, Holmesdale, Reigate St. Mary's Prep School, Micklefield, Reigate Secondary School, Dunottar, Reigate Grammar and Reigate College. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. The larger mainline station at Redhill offers direct routes into Victoria in about 30 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed very easily along Reigate Hill, with links to London and the wider motorway network. For the frequent air traveller Gatwick Airport lies

approximately 8 miles south.

About this property

A wonderful attached character home, being the former coach house to Broadleas and situated in this stunning semi-rural position affording the most glorious views to the west. The property has been converted to offer a comfortable blend of contemporary finishes with the charm and character of a Victorian coach house. This impressive home is arranged over two floors to provide about 2462 square feet of accommodation excluding the detached garage. The current arrangement of the rooms allows for plenty of flexibility in their use. Notable features include the large principal sitting room with stunning views across adjoining countryside and the large and bright kitchen/breakfast room which opens out onto a private terrace at the rear with direct access to the countryside beyond. There are potentially six bedrooms in total with three on the first floor. The main bedroom has a modern en suite bathroom and offers access onto the first floor west facing terrace. The property is approached over a shared gravel driveway and has a garage in addition to off street parking. There is an open garden to the side of the property and access to a bridleway immediately adjacent to the house.

Viewing

Strictly by appointment with Savills





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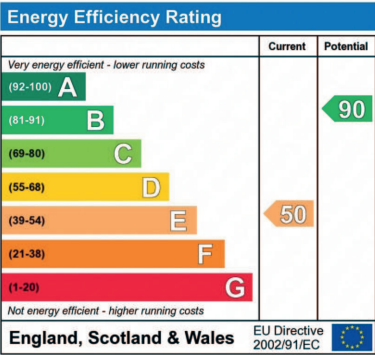
savills.co.uk

David Reynolds
Savills Reigate
01737 230200
dreynolds@savills.com

Approximate Area = 228.7 sq m / 2462 sq ft
Garage = 26.8 sq m / 288 sq ft
Total = 255.5 sq m / 2750 sq ft
Including Limited Use Area (13.3 sq m / 143 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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