



Charming character cottage set in about half an acre

Pagefield Cottage, Scotts Hill, Outwood, Surrey RH1 5PR





Delightful period property with many original features •  
Detached six car garage and parking • A number of  
outbuildings for a variety of uses • A purpose built  
office in the grounds

#### Local information

Pagefield Cottage occupies a delightful rural setting just under half a mile to Outwood Common and close to its famous windmill, the oldest working post mill in the country. Ideal for walking and riding and within a short distance of the Marl Pond, Outwood Cricket Ground, Outwood Village Butcher Shop and two pubs. This charming village is renowned for its community spirit with many village community events held at the Lloyd Hall. The town centre of Redhill, is 5 miles away, offering a comprehensive selection of shops, boutiques and coffee shops. Redhill mainline Station offers a journey time of around 40 minutes into Victoria and London Bridge. Reigate with its range of boutique shops, restaurants, cafes and bars is also close by. The Hawthorns independent school for ages 2 to 13 is located just 5 miles away between Betchingley and Merstham. Reigate also boasts a number of good schools, state and independent, for all ages. These include Dunottar, Reigate Grammar and Micklefield. The property is situated in open countryside whilst the motorway network can be accessed via M25 (junctions 6 or 7) or M23 (junction 8) just three miles away. Gatwick airport is about six miles away.

#### About this property

Pagefield Cottage is a very fine and beautifully presented period property of 16th century origins which has been extensively refurbished. 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. Downstairs the accommodation consists of an entrance lobby and useful modern shower room. The large double aspect living room with doors onto the terrace has the original inglenook fireplace with a wood burning stove. The Dining room has a beautiful slate floor. The open plan kitchen has a range of timber units with a granite worktop. The Breakfast room enjoys a lovely aspect of the gardens with opening doors onto the terrace. Leading off the kitchen is the utility room. Upstairs there are four bedrooms, and a family bathroom, that all enjoy lovely views out over the surrounding gardens and countryside beyond. The gardens are a real feature of this period house with a wonderful selection of mature trees and shrubs. The garden offers plenty of opportunities for al fresco dining and enjoyment with a charming summer house and a Victorian style greenhouse. The house is well set back from the road and offers a detached six car garage, numerous timber outbuilding and a home office.

EPC rating = Exempt

#### Viewing

Strictly by appointment with  
Savills









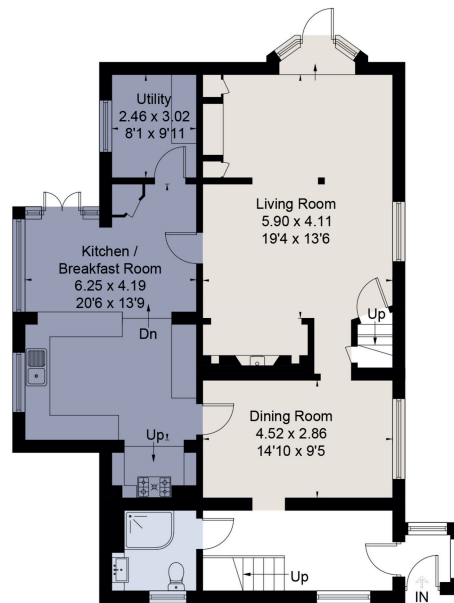
**Pagefield Cottage, Scotts Hill, Outwood, Surrey RH1 5PR**



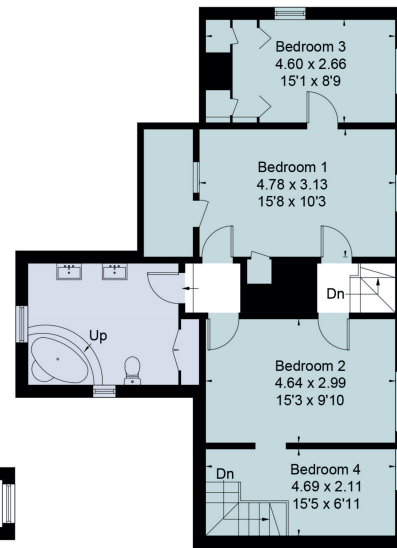
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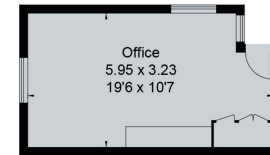
Approximate Area = 174.2 sq m / 1875 sq ft  
Garage = 53.9 sq m / 580 sq ft  
Outbuildings = 28.4 sq m / 306 sq ft  
Total = 256.5 sq m / 2761 sq ft  
For identification only. Not to scale.  
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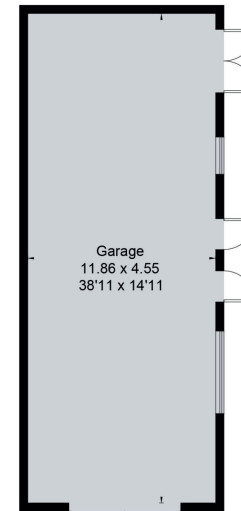
Ground Floor



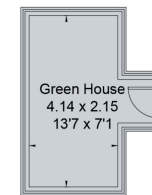
First Floor



(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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