

Russ Hill
Charlwood, RH6

Freehold
Price on Application



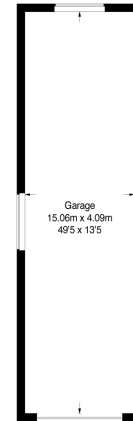
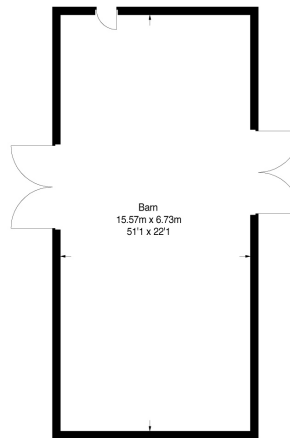
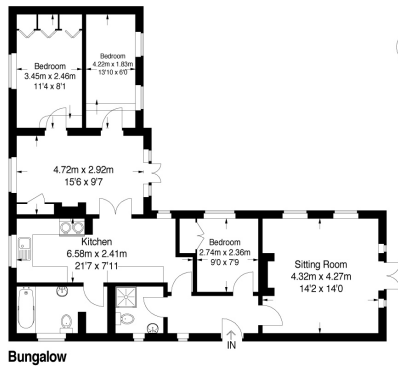
SOLD PRIOR TO AUCTION



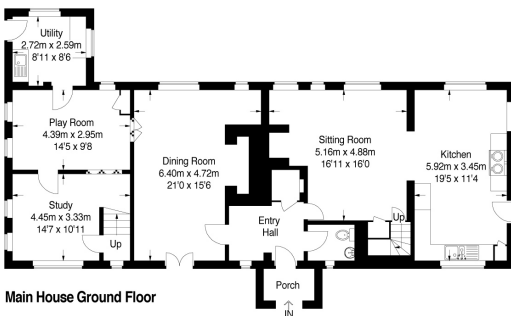
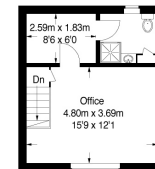
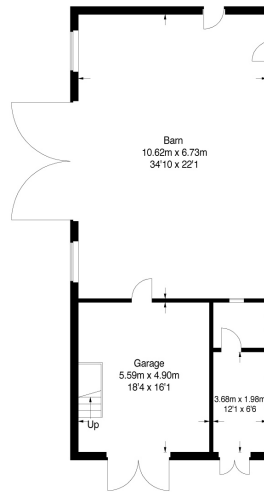
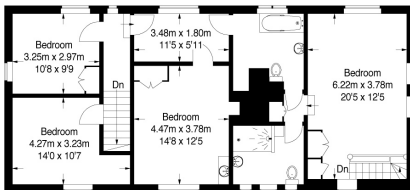
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

 powerbespoke
— remarkably different. —

Approximate Gross Internal Area
 Main House = 222.6 sq m / 2396 sq ft
 Coach House = 145.1 sq m / 1561 sq ft
 Bungalow = 93.7 sq m / 1009 sq ft
 Barn = 106.8 sq m / 1149 sq ft
 Garage = 61.7 sq m / 664 sq ft
 Total = 629.9 sq m / 6779 sq ft



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1108645)
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SOLD PRIOR TO AUCTION

A freehold development opportunity comprising a site of 1.3 acres to include a substantial detached Grade II Listed house (Hillands Farm) requiring modernisation, a detached bungalow (Hillands Cottage) and associated outbuildings.

The property is situated on Russ Hill close to the village of Charlwood, Ifield station 2.5 miles and Gatwick Airport 3.4 miles. The main house and bungalow are registered separately and the sale includes both titles. This creates an excellent development opportunity, the outbuildings may also be suitable for residential use, subject to planning.

Accommodation

Main House

Ground Floor: Entrance hall and cloakroom, sitting room, dining room, study, family room, kitchen/breakfast room, utility room.

First Floor: Master bedroom with en suite, 4 bedrooms and 2 bathrooms.

Bungalow

Ground Floor: Entrance hall, sitting room, kitchen/breakfast room, dining room, 3 bedrooms, bathroom and separate shower room.

Outbuildings

Coach House

Ground Floor: Double garage and large barn store.

First Floor: Office, kitchen, shower room.

Timber Barn

Ground Floor: Storage/Development Potential.

Outside: Triple garage block, driveway and extensive gardens.

Tenure

Freehold

To View

Please contact Power Bespoke on 01737 246 777.

Local Authority

Mole Valley District Council

01306 885 001 www.molevalley.gov.uk

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