

Russ Hill
Charlwood, RH6

Freehold
Offers in excess of £500,000



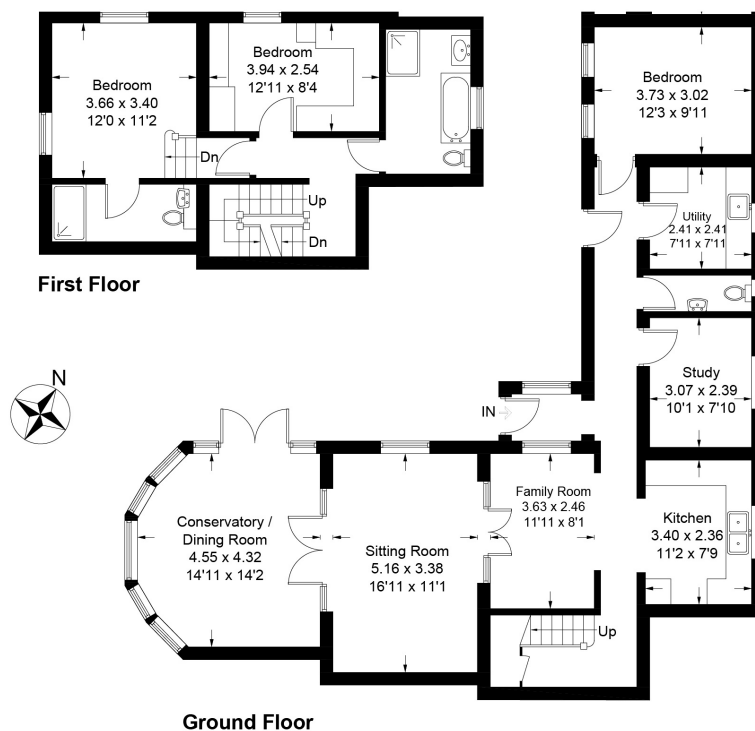
*** SOLD *** After 13 Days on market.



THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
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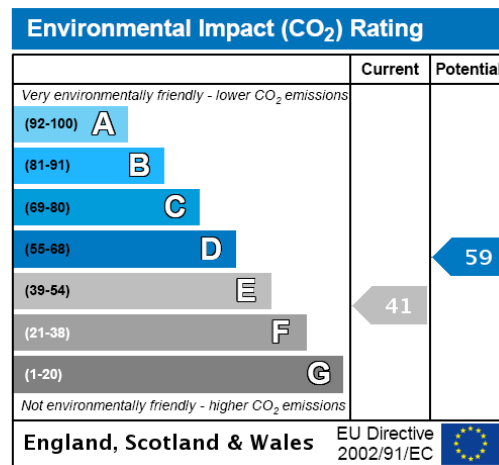
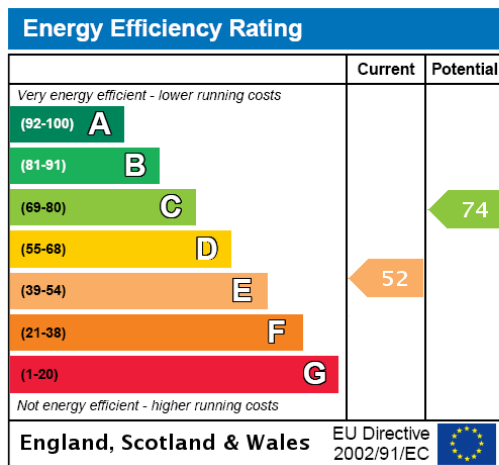
 powerbespoke
— remarkably different. —

Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft
(Including Reduced Headroom / Excluding Void)



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 decisions reliant upon them. (ID228393)
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Welcome to The House on Russ Hill in Charlwood. Nestled among fields and Countryside it's only 10 minutes door to door with Gatwick Airport.

The House is made up of a Kitchen, Dining Room, Lounge, Conservatory, Utility Room, Downstairs WC and two bedrooms on the ground floor. Upstairs is the master bedroom, a walk in wardrobe, en suite and family bathroom.

Potentially two bedrooms (or 1 bedroom and a study) on the ground floor and two bedrooms on the first floor. The 2nd bedroom (on first floor) is currently set-up as a walk-in wardrobe but could easily be transformed back into a bedroom.

The 2nd storey is basically a "posh loft". Whilst accessed via stairs the roof height is too low for a formal bedroom but this could be modified to accommodate another bedroom with a dormer or lowering the ceiling height. The loft has not been included on the floor plan.

Outside, the courtyard garden offers privacy and has two drive entrances offering parking for up to 4 cars.

It's location on the brow of a hill offers amazing views. Also nearby is over 100 acres of ancient woodland, bridleways and footpaths, perfect for country or dog walks.

We are 1km from the flight path, you have stunning views of planes landing, it does have associated noise but is not under the flight path or unbearable... probably wise to perform a drive by before viewing.

The House is currently tenanted (internal photographs are previous owners furnishings). Whilst the property is offered with No Chain and vacant possession viewings can only be accommodated on Saturdays and one set day during the week whilst we respect the tenants rights to live in relative peace before their departure.

Please note this property made up the main part of an old mansion. It is linked to other properties on both sides but is not a mid terrace property...

Viewings are strictly by appointment...

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