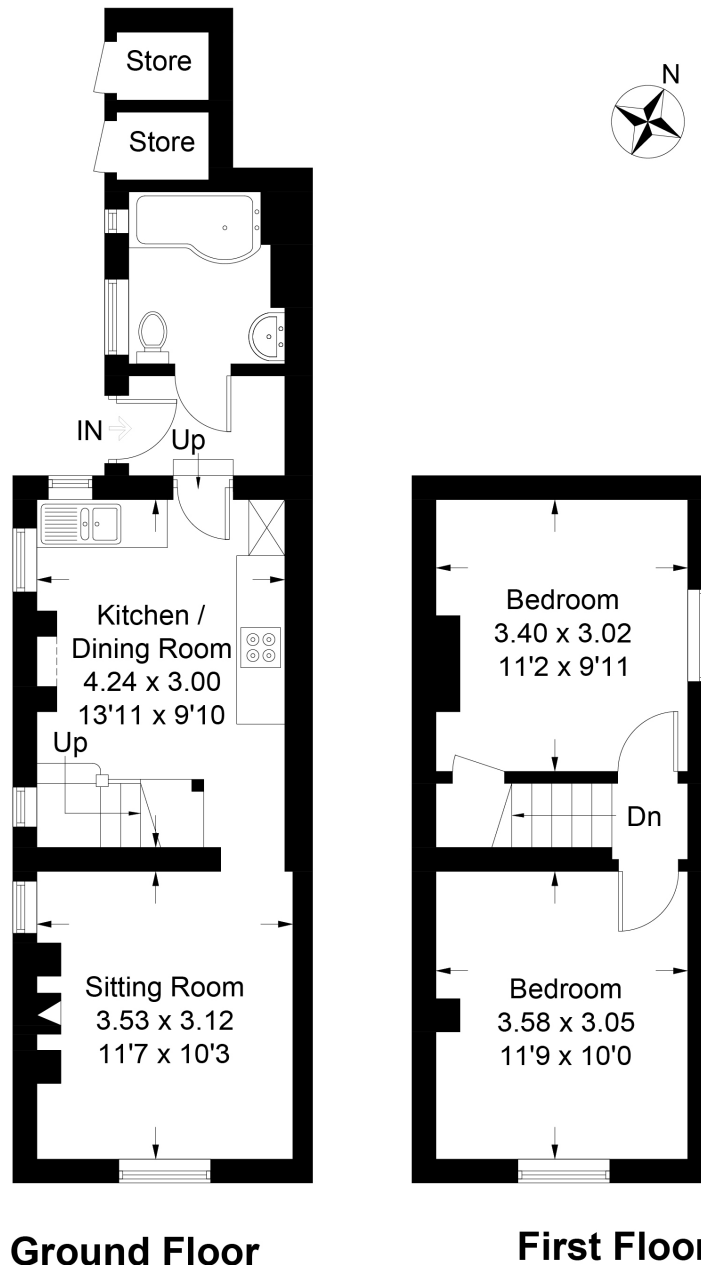




Days to Secure a Buyer: 172
Number of Viewings: 32
Number of Offers: 2
Sale Agreed Price: £450,000
Days to exchange contracts: 109
Percent of Marketing Price Achieved: 96.22%

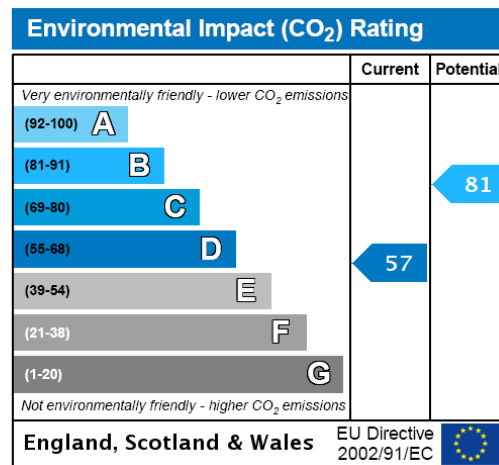
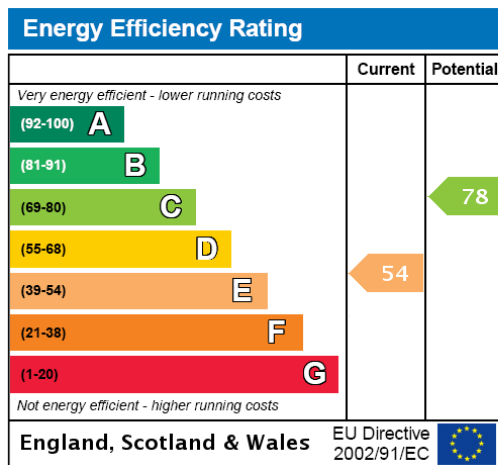


Approximate Gross Internal Area = 59.5 sq m / 640 sq ft
Store = 2.1 sq m / 23 sq ft
Total = 61.6 sq m / 663 sq ft



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. (ID290421)
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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Beautiful Period Cottage | Area of Outstanding Natural Beauty | Far Reaching Views Across North Downs | Excellent Decorative Order | Chic Styling & Presentation | Elevated Garden with Viewing Platform | 663 Sq Ft | 5 Minute Drive M25 or Reigate Train Station | Walking Distance Wray Common | Walking Distance Gatton National Park | Fully Refurbished 2013 | Sympathetically Modern | Parking for one Vehicle |

One of the most unique and quaint properties on Reigate Hill I've had the pleasure to see. This beautiful little cottage has the most stunning views across the North Downs. At the top of the garden is a viewing platform which is one of the most enviable places to sit, soak up the surroundings, admire the views and occasionally pinch yourself.

Nestled in a conservation area on the edge of Gatton Park & Wray Common, which offer beautiful walks and stunning Countryside you would have no idea you are so close to Reigate town centre, Reigate station with regular services to London and the M25, all under 5 minutes away by car (assuming no traffic).

A bittersweet conundrum means the current owners are forced to sell, due to a growing family they need more bedrooms, in their own words they will be sad to leave their first house, they understand finding views and character like this in their next abode will be nigh on impossible.

Viewings are strictly by appointment and accompanied by the agent.

Other Information...

Parking Arrangements: One Parking Space

Vendors position: To Find

Council Tax Band:D

Property Built: Early 20th Century

Potential to add value/extend (stpp): Possible extension into brick built out houses but would not impact value.

Tenure: Freehold

Age of Boiler: Circa 2012-1013 (tbc)

Windows Installed: Circa 2012-13 (tbc)

Garden Fence: To Right

Garden Shed: N/A

Garden Direction: East

Nearest Train Station: Reigate Station (4 min' drive without traffic)



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