

Brambletye Park Road
Earlswood, RH1

Offers in excess of £750,000



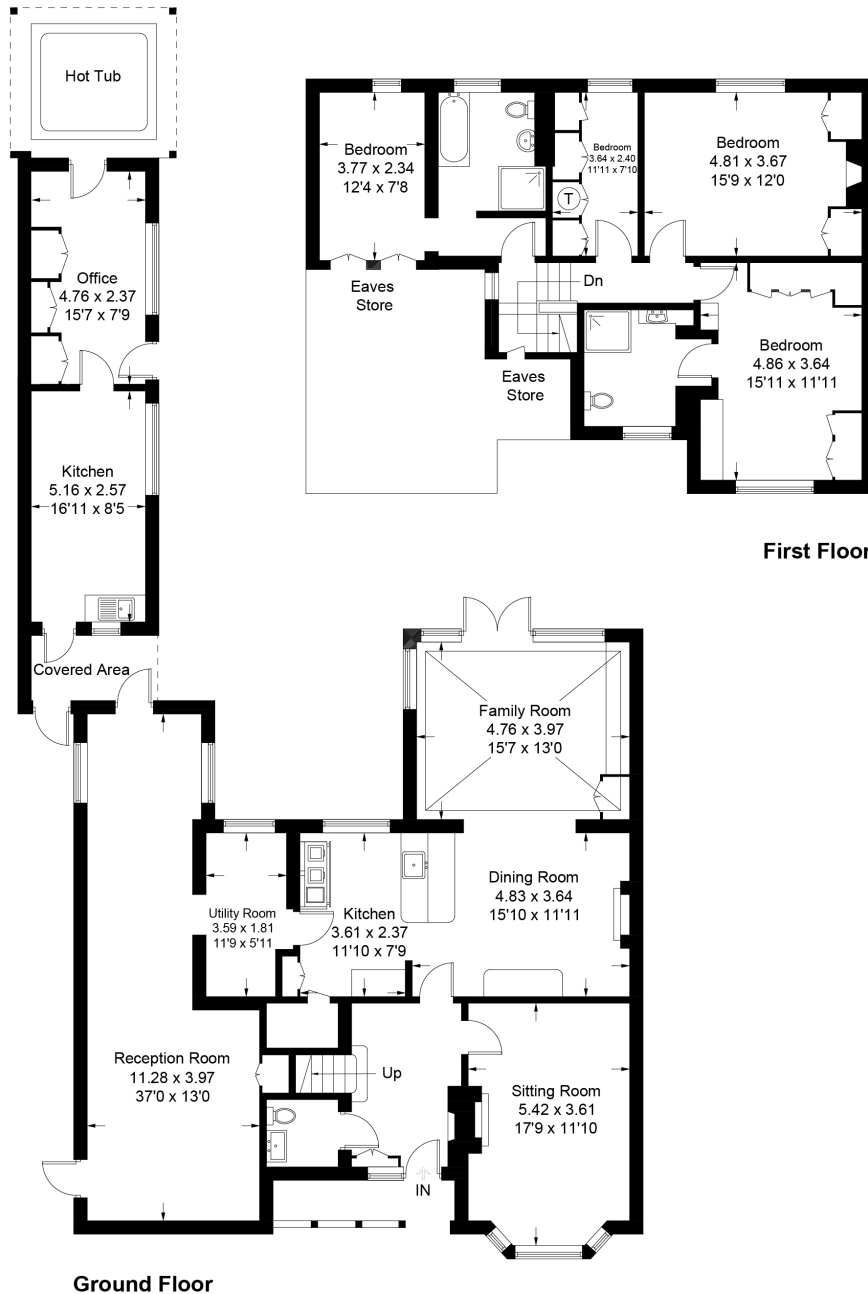
*** SOLD *** Four Bedrooms | Four Receptions | Planning Permission (Large Rear Extension) | 2500 Sq ft | Annex Potential | Detached Commercial Kitchen & Office | Stunning Rear Garden | Luxury En Suite | Jacuzzi Cabin | Driveway | Commercial Use Granted...ctd...



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

Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft
Outbuilding = 25 sq m / 269 sq ft
Total = 229.2 sq m / 2467 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. (ID295888)
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Four Bedrooms | Four Reception Rooms | Opposite Earlswood Junior School | 2500 Sq ft | Annex Potential | Detached Commercial Kitchen and Office | Original Fireplaces | Beautifully Landscaped Rear Garden | Grand Entrance Hall | Luxury En Suite | Jacuzzi Cabin | Large Driveway | Sought After Location | Residential Property with Commercial Use (If required for running a business from home; includes catering) |

One of the original properties on Brambletye Park Road, a unique and rare design thought to be one of only four properties built at the time.

It's location is impeccable for outstanding schools, commuting to London and tranquility. At almost 2500 square feet with a large garden and numerous rooms, this property offers an abundance of accommodation as well as versatility. Please see floor plan.

The property's been used as a residence and a catering business so has full commercial use applied to a majority of the ground floor and rear buildings, this should be of benefit to anyone wanting to run a business now, in the future or simply requiring a huge residence.

There's existing planning permission to extend across the rear creating a huge family room with bi-fold doors to the garden.

The fourth reception room with external door provides independent access for a business, self contained annex, air B&B, lodging or rental.

There's an existing commercial kitchen and office located out back in what used to be the garage but was converted years ago.

The large rear garden has been landscaped to a very high standard and offers numerous, unique spots and areas to enjoy under mood lighting. There's power, water and light at the end and strategically placed around. The jacuzzi finishes off the garden beautifully nestled under a pergola for all weather use.

Internally the property has many period features and some unique qualities like the grand entrance hall for example. The pictures don't do the property full justice, it needs to be viewed.

Other Information...

(Guide £750,000 to £800,000)

Parking Arrangements: Driveway

Vendors position: Vendor Suited

Council Tax Band: F

Property Built: Circa 1920

Potential to add value/extend (stpp): Yes

Tenure: Freehold

Jacuzzi: Negotiable

Garden Sheds: Negotiable

Nearest Train Station: Earlswood (0.6 miles), Redhill (1.5 miles)

Recommended Local Schools:

Earlswood Infant and Nursery | Ages 3 - 7 | Ofsted Outstanding

Earlswood Junior | Ages 7 - 11 | Ofsted Good

Reigate School | Ages 11 - 16 | Ofsted Outstanding

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