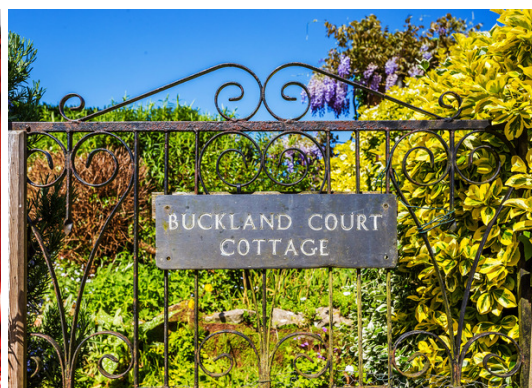


Reigate Road
Buckland, RH3

Freehold
Offers in excess of £550,000



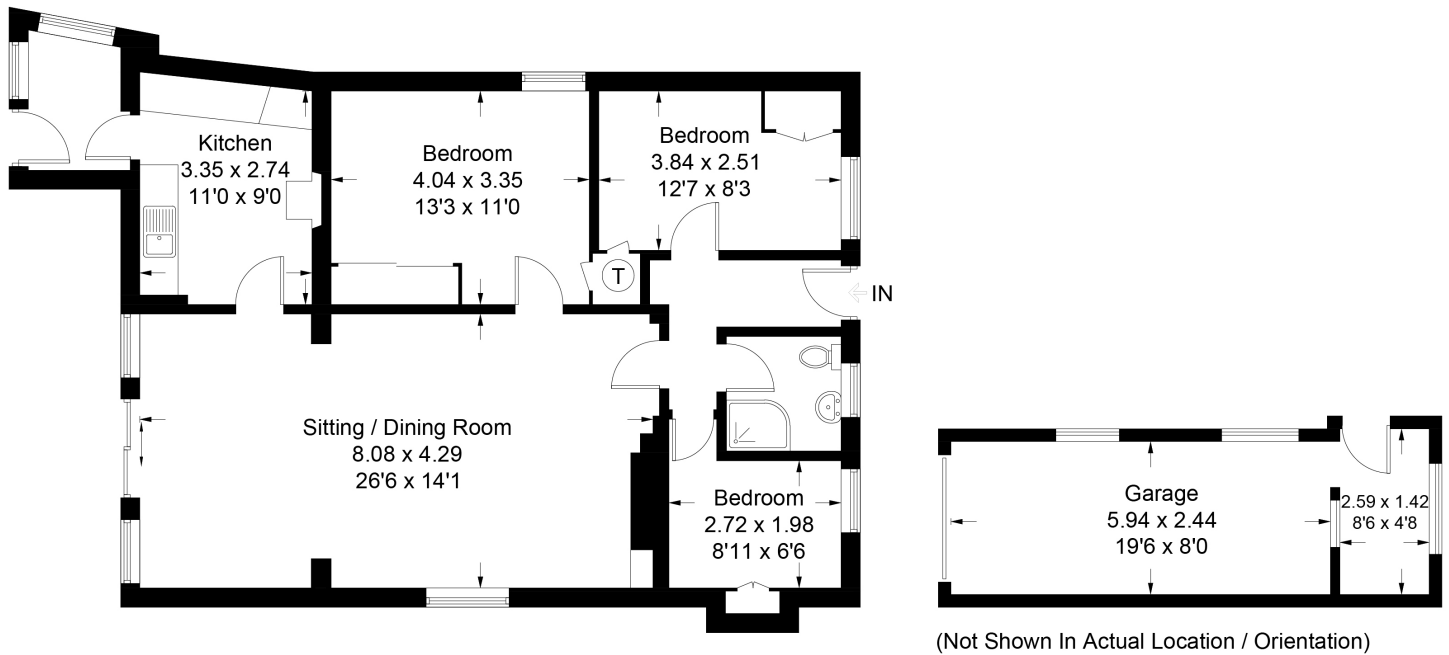
SOLD With just 12 Viewings



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— remarkably different. —

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft
Garage = 18.2 sq m / 196 sq ft
Total = 108.7 sq m / 1170 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. (ID425431)
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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.

A Wonderful, Period, Three Bedroom, Detached Bungalow in the most beautiful setting and Area of Outstanding Natural Beauty.

In the heart of Buckland, hidden behind “St Mary the Virgin” Church is Buckland Court Cottage. An inviting, single storey home with fantastic, southerly views across it’s beautifully mature gardens and beyond.

The property can be approached from the front, via an access road located between Bucklands landmark church and the local shops or, to the rear past the old lodge house.

The rear entrance is a private road and offers wonderful views across the lake which is a water filled, old quarry.

Buckland Court Cottage is believed to have been the old wash room for Buckland Court in the 18th century. The Victorians extended the property to the front which is where you will find the two auxiliary bedrooms and shower room. The rear extension was believed to have been added in the early 60's (prior to 1968) hopefully giving full Permitted Development rights.

There is also a historic lapsed planning permission to go into the loft creating another 230 sq ft but this was never executed. The potential to add value is exponential, the ceiling prices for the 5 terraced houses in Buckland Court exceed £1,000,000 so adding value to this cottage through extension is possible.

Whilst Buckland Court is listed, the Cottage is not, giving you more flexibility as its owner rather than acting as it’s custodian.

The property is offered with no onward chain giving security to any potential purchaser.

Buckland is a small Hamlet close to Reigate and Dorking with a wonderful history and stunning, old English street scenes. For more information visit www.bucklandsurrey.net or call us for more information.

Other Information...

Parking Arrangements: Parking with Garage

Vendors position: No Chain

Council Tax Band: F

Tenure: Freehold

Management Fees:

1) £30 PCM towards upkeep of private rear driveway

2) £27 every 6 months towards mains drainage pump.

Garden Direction: South

Listed Status: None

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