A unique, period home sitting on the brow of Russ Hill giving incredible Countryside views. It’s enclosed by a high wall with gated access creating a Courtyard Style Garden. NO CHAIN...ctd...
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THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
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Welcome to The House in Russ Hill, Charlwood… A unique 2600 sq ft gated residence with an abundance of rooms across the ground floor giving it ultimate versatility including an independently accessed two room studio. This used to be a grand mansion but it was split into two dwellings many years ago, part of the side wall is attached to its neighbour via a very thick, stone wall.

The interior of this period property is opulent, high ceilings, high end fixtures and fittings. A large part of the total square footage is sprawled across the ground floor and offers maximum versatility that could meet the need of most buyers.

The main part of the house offers two bedrooms on the first floor, one of them has been professionally converted into a walk-in wardrobe which could easily be converted back. There are also two luxury bathrooms refitted to a very high standard with a separate large shower cubicle and bath in the main bathroom.

The loft is also quite spacious, with some modification it could be transformed into another bedroom as it’s served by a staircase from the first floor landing.

Downstairs, the primary living quarters within the main part of the two storey house consist of a bespoke kitchen, dining room (that could easily be modified into a very large kitchen/diner), lounge & a large conservatory with wooden floors throughout.

The North Wing has an office/bedroom, utility room, WC and a double bedroom located at the far end. The studio offers two rooms both approximately 16ft x 16ft with it’s own entrance.

Outside is the courtyard garden with gated access at two sides, including electric main gates. Being semi-rural and the brow of a hill, the panoramic night skies are astounding when it’s clear, especially laying in the lawned garden looking up. Almost like your own private planetarium. If you’re accustomed to town living with it’s associated light pollution you’ve probably not had the opportunity to argue over which is the little bear and which is Orion’s belt… it’s a healthy argument to have.

In the field opposite is a public footpath, at the top you can see across to Crawley, Horley and Redhill on the horizon. It’s mesmerizing during the day but will leave you in awe at night time when illuminated with the multi-coloured runway lights.

Russ Hill is a more exclusive part of the medieval village of Charlwood. Russ Hill is approx’ 1km from the flight path so if you are not used to planes you will notice them taking off at first. When landing in this direction you wouldn’t notice them at all. If Gatwick were to achieve a second runway, that would be to the South of the current one, this property is to the North of the current Runway therefore would be unaffected by any expansion. Russ
Hill also offers the world's best views of the entire airport and unlike Charlwood village they are more of a feature here as you get to see them taxi to the runway, take off and land from a distance.

The village is an extremely sought after location. It has a strong sense of community with some great eateries including The Limes Bistro, The Half Moon and Number 52 (Cafe’). Gatwick Airport, M23, Horley and Crawley are all within 5-10 minutes and the M25, Reigate, Dorking, Redhill and Horsham are also a 15 minutes journey by car. Commute times from Gatwick are approximately 40 minutes by train to either London or Brighton.

GUIDE PRICE: £650,000 - £710,000

Parking Arrangements: Parking for many vehicles
Vendors position: No onward chain
Potential to add value/extend (stpp): Yes, including conversion into 3 dwellings or multiple apartments.
Tenure: Freehold

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