

Kennedys'

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Garden Cottage
High Road
Reigate
RH20TZ

We love a house with a story; and at just under 200 years old, we imagine if these walls could talk, Garden Cottage would have a few tales to tell. Comprising 3.3 Acres of walled grounds, including a walled kitchen garden, stables, hay barn, grazing paddocks, a Victorian arboretum, and a quaint 3 bedroom bungalow, complete with a cellar! The current owners have been faithful custodians of Garden Cottage for 38 years; and it's now time for the next chapter of this Cottages long and fascinating story.

£1,450,000



1



- Beautiful 199 Year Old Cottage
- 3 Bedroom cottage brimming with character and potential
- Secluded walled kitchen garden
- Grazing paddocks
- Previously part of the Upper Gatton Park Estate
- Set within 3.32 Acres of Historic walled grounds
- Underground storage cellar
- Stable block with two stables, storage shed, tack room and large hay barn
- Victorian Arboretum with over an Acre of paths and hidden clearings
- Viewings by appointments only

EPC: G



PROPERTY DESCRIPTION

Let's start with some history, the property was originally part of the Upper Gatton Park Estate, that had vast parkland, as well as quaint walled gardens. The Gardeners cottage was located within the walled gardens, which is what we know today as Garden Cottage and it's surrounding grounds. There is local speculation that the walls themselves date back to the Napoleonic era in the late 1700's. The land was separated from the main estate a long time ago, though the history remains everywhere you look.

The cottage itself is brimming with potential and benefits from generous proportions, with large rooms and tall ceiling heights. The main living room is situated at the heart of the property, a large but welcoming space with a fireplace at it's centre. The kitchen is sweet, with dark stained wooden units, gas hob, gas oven and grill, dishwasher, and integrated fridge freezer, as well as direct access to the rear patio. The utility is found just off the kitchen, with the boiler, spare additional sink and white goods. Branching off the rear of the living room is the Orangery, with floods of natural light and breath taking outlook. The bedrooms are all found at the other end of the house, the largest of which is dual aspect with views over both the paddock and the kitchen garden gate, and benefits from built in storage. The second bedroom is on the other corner of the house, also with built in storage; and the third bedroom benefits from yet further storage as well as the same great proportions found in the rest of the house. The family bathroom is situated next to bedrooms 2 & 3, and benefits from both a bath and a shower. Outside there is access to the cellar, which runs under the house and measures to an impressive 400+ SqFt.

Outside is where Garden Cottage stands out above the rest. The kitchen garden is secluded from the rest of the property, with all four walls enclosing this quiet corner of the garden, which is currently home to some very happy chickens! There are also multiple raised beds, greenhouse and some small storage buildings. The secure paddocks comprise the central portion of the property, neighbouring the stable block, containing four stables, a tack room, a storage shed, and a large hay barn, parking for horse box and muck heap removal access. Behind the impressive wall beyond the paddocks is the arboretum, a collection of exotic trees planted by the owners of Upper Gatton park in the Victorian era to give the ladies of the house somewhere pleasant to stroll; today the copse is a breath taking warren of paths leading to hidden clearings, all under the careful watch of some magnificent trees.









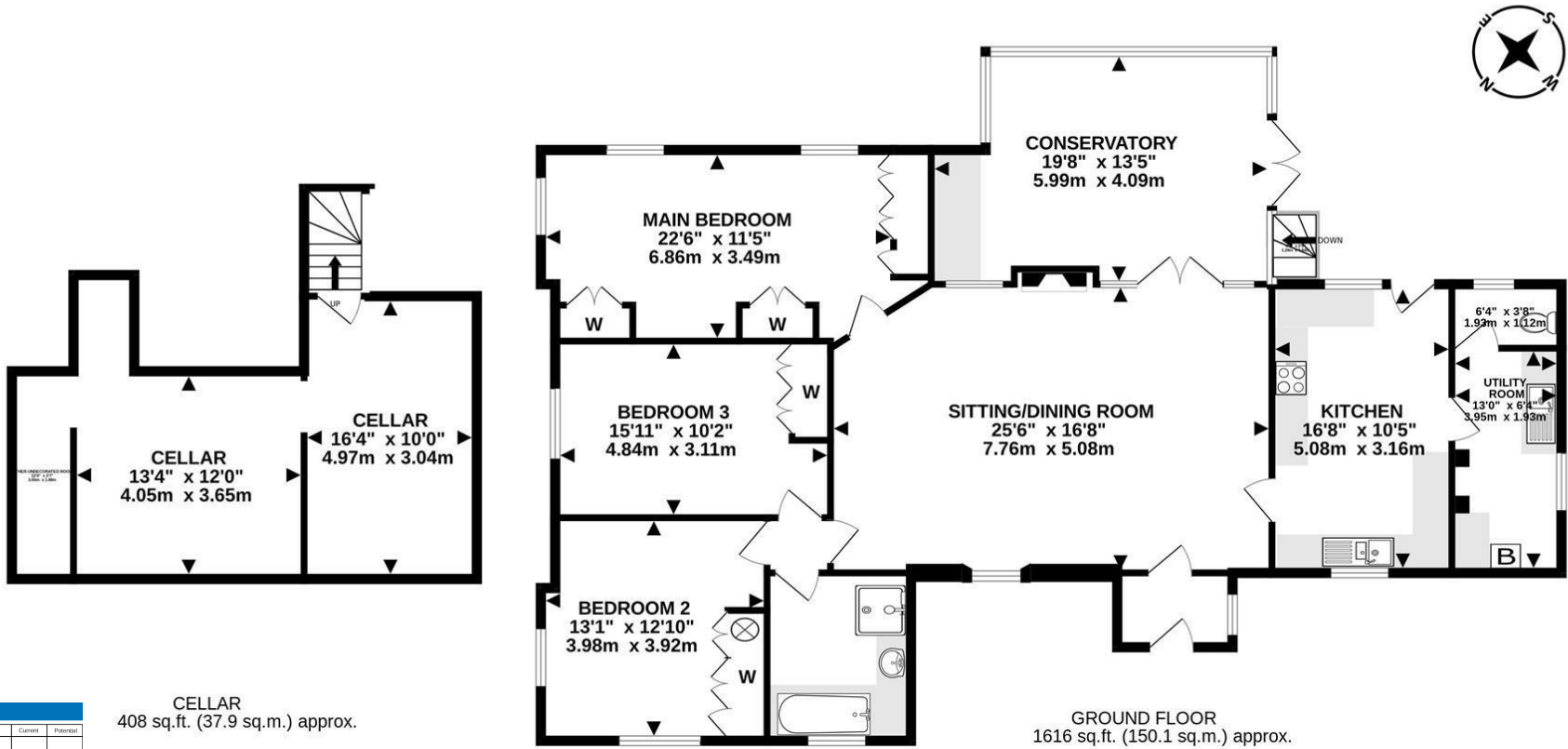
PROPERTY DESCRIPTION

The front of the property has ample room for around three vehicles immediately next to the cottage, and a further few spaces just round the corner down the drive. The main driveway from High Road is shared with your neighbour, splitting and becoming Garden Cottage around two thirds of the way up.

Upper Gattton is situated roughly halfway between Reigate / Redhill, and Chipstead village. Chipstead benefits from a direct line up into London bridge; as well as a generous offering of cafes, pubs, country walks, and everything you would expect from a village in the Surrey Hills. Nearby Reigate is a Victorian market town, that has soared in popularity in recent years amongst locals and Londoners alike. A melting pot of your favourite chains rubbing shoulders with fantastic local independent businesses, the town also benefits from a large park in its centre, and a mainline station with convenient access north to London, as well as south to Gatwick and Brighton. The area provides good hacking with a network of bridleways to the North Downs Way and Banstead and Walton Heaths. Local equestrian facilities include Littleton Manor Equestrian Centre.

Council Tax Band: G

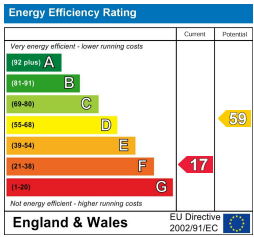




CELLAR
408 sq.ft. (37.9 sq.m.) approx.

GROUND FLOOR
1616 sq.ft. (150.1 sq.m.) approx.

TOTAL FLOOR AREA : 2023 sq.ft. (188.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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