



Reigate £1,250,000

Robert
Leech. 



A picture perfect, Grade II listed, detached family home. Situated in a semi rural location - yet a short drive to Reigate town centre, within a large plot with ample parking to the front & large rear garden with a wonderful pond. With detached, insulated outbuilding currently utilised as a gym.



Little Ffynches is a beautiful, “chocolate box”, Grade II listed detached family home. The property enjoys a large plot with ample parking to the front and a large garden, with a pond, to the rear. The accommodation is well proportioned throughout with beautiful fireplaces to the two main reception rooms and master bedroom, and a plethora of exposed beams.

On the ground floor the house has been extended to create a fabulous kitchen/dining room, with a beautiful central island to the kitchen area which incorporates the induction hob, double oven and warming drawer, there is space for an American style fridge/freezer. Doors lead out to the side and further double doors give direct access into the rear garden. The dining area is spacious and will accommodate a large family dining table. A very useful pantry/utility room are located just off the kitchen. The sitting room is of excellent proportions with a substantial Inglenook fireplace creating a wonderful focal point to the room - a perfect room for Christmas! The second reception room is also of good size with a further fireplace. There is also a downstairs cloakroom.

Upstairs the generous master bedroom also has a lovely Inglenook fireplace and views over countryside. There are three further bedrooms on the first floor and two bathrooms. A door leads to a staircase upto the fifth bedroom, which is charming with vaulted ceiling and exposed beams. The large attic provides ample storage.

Outside the driveway provides parking for numerous cars and there is a detached outbuilding, currently utilised as a gym. The rear garden is mainly laid to lawn, with mature hedging to all sides providing a high degree of privacy, there is also a large pond and an extensive patio to the side and rear of the house - the perfect spot for entertaining in the summer months.



At a glance

- Grade II listed
- Detached family home
- 5 bedrooms & 3 bathrooms, 2 receptions
- Large secluded rear garden
- Semi rural location
- Short drive to Reigate town centre
- Wonderful fireplaces & exposed beams
- Fabulous open plan kitchen/dining room
- Freehold
- 3,034 sq ft of accommodation

Location

Reigate's bustling town centre offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores. In addition to familiar chains, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullenders get great reviews.

Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station, which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.

Intrigued?

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