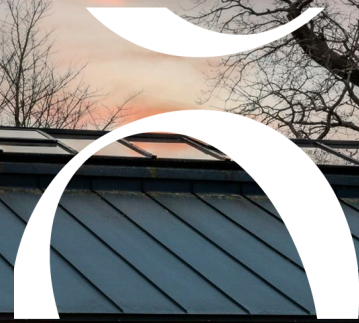


STONE



Duxhurst Lane RH2

£900,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



Situated amidst picturesque countryside between Reigate and Dorking towns, this converted barn comprises four bedrooms and is part of a trio of carefully transformed barns. Embracing the natural beauty of its surroundings, the property showcases meticulous attention to detail, evident in its sympathetic black wood-clad finish and environmentally conscious features such as the air source heat pump, waste water treatment, and electric vehicle charging point.

Noteworthy is the striking skylight that spans a significant portion of the barn roof, bathing the interior in natural light and serving as a captivating focal point. The blend of contemporary luxury and traditional charm is evident in the high-spec fixtures and fittings, seamlessly integrating with retained features like ceiling beams and classic external finishes.

Designed for modern living, the sociable layout includes an Neptune kitchen featuring Neff appliances, Rangemaster oven along with stone work surfaces and a Fisher & Paykel fridge freezer. The utility room offers a contemporary style of the kitchen. The master bedroom, with an ensuite shower room, offers access to the rear patio through French doors, while three additional bedrooms are served by a sleekly designed bathroom.



Enhancing the property's appeal, a recent addition to its offerings is the contemporary office pod nestled in the garden. Designed with a modern aesthetic, this stylish workspace not only adds functionality but also complements the overall charm of the residence. Complete with heating and power amenities, the office pod provides a comfortable and conducive environment for productivity. The surrounding landscaping has been thoughtfully crafted to enhance the pod's appeal, creating a tranquil and inspiring setting. This innovative space is not only a practical extension but also an inviting retreat for work or creative pursuits, seamlessly blending the convenience of a home office with the serenity of the rural surroundings.

Birch Barn boasts a private driveway and a generously sized rear garden, laid to lawn and bordered by traditional post and rail fencing and evergreen laurel.







Location

Nestled just outside the vibrant town of Reigate, Ironsbottom offers a unique blend of convenient urban access and the tranquility of a countryside setting. Situated with ease of reach to both Reigate and Dorking, this charming location provides residents with the best of both worlds. The idyllic countryside feel permeates through the landscape, creating a serene and peaceful ambiance. Residents of Leigh can enjoy the benefits of close proximity to London via Horley or Redhill train stations or Gatwick airport which is only 10 minutes away. With easy access to Reigate and Dorking, this location embodies the perfect harmony of suburban comfort and rural charm, making it an ideal retreat for those seeking a balanced and picturesque living environment.







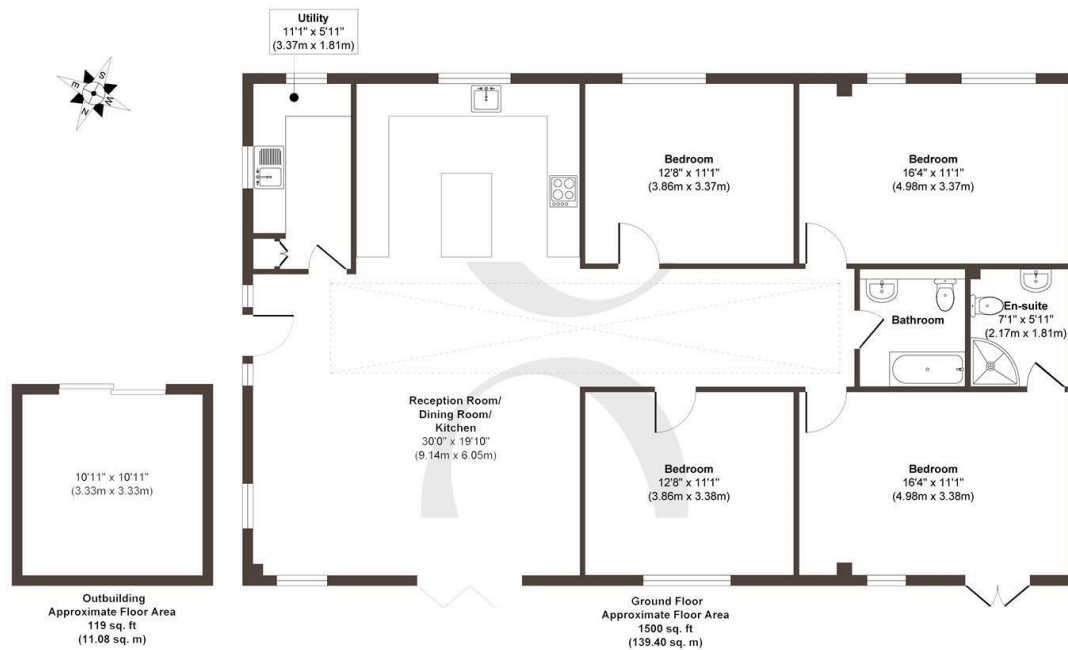
The Details

- Barn conversion completed in 2020
- Open plan kitchen dining and living space. (Including
 - impressive Neptune kitchen)
- Ensuite shower room, family bathroom
- Private gated parking
- Four generous bedrooms
- Beautiful countryside views
- Utility room
- Newly fitted office pod in the garden with contemporary
 - landscaping
- Protec Warranty (10 Years from 2020)

Size
Approx 1619.00 sq ft

Energy Performance Certificate (EPC)
Rating C

Council Tax Band
G



Approx. Gross Internal Floor Area 1619 sq. ft / 150.48 sq. m (Including Outbuilding)

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

STONE



STONE

Let's Talk

01737 301 557

hello@stoneestateagents.co.uk

stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved