

STONE



*Ironsbottom RH2*

£700,000



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

---

*The Stone Family*



Introducing this charming three-bedroom terraced home, offering a perfect blend of space, potential, and character. Step into the expansive kitchen diner, a hub for family gatherings and entertaining, boasting a generous 19ft layout with a convenient breakfast bar and ample room for a family or dining area. This space presents boundless opportunities to create your dream culinary haven.

From the kitchen, a spacious reception room awaits, adorned with original fireplace charm, decorative panelling, and doors open onto a wooden conservatory overlooking verdant greenery—an ideal spot for relaxation or hosting guests.

Convenience meets practicality with the separate utility space featuring an attached shower room and outside access, perfectly suited as a mud or boot room for those with pets or outdoor enthusiasts.

Ascending the stairs, discover three well-proportioned double bedrooms and a family bathroom, offering comfortable accommodation for the whole household. The master bedroom at the rear boasts period mantel elegance and large windows framing tranquil garden views, complemented by a convenient storage cupboard tucked behind the stairs.







In the quiet hamlet of Ironsbottom, nestled amidst the rolling hills and verdant landscapes of Sidlow, lies a hidden gem waiting to be discovered. Though this home may be in need of modernization, its great bones are undeniable. With a little imagination and a touch of love, you can envision transforming this charming property into a haven of modern comfort while preserving its timeless charm.

Step into the timeless elegance of this charming home, nestled along a winding, shared front drive that beckons with a sense of community. Adorned in white render, this residence exudes a classic allure that captivates from the moment you arrive.

Outside, a private garden oasis awaits, where lush greenery and fragrant blooms provide a tranquil escape from the hustle and bustle of daily life.













Nestled within the picturesque landscapes of Sidlow lies the quaint and inviting Old Rectory, where life unfolds amidst a backdrop of natural beauty and rural charm. Living in Ironsbottom offers a tranquil escape from the hustle and bustle of city life, inviting residents to embrace a slower pace and savor the simple pleasures of countryside living.

For those seeking a connection to nature, Ironsbottom delivers in abundance. Surrounding the village are rolling hills, verdant meadows, and lush woodlands, offering a myriad of opportunities for outdoor exploration and leisurely strolls

Yet, despite its rural tranquility, Ironsbottom is far from isolated. Situated just a stone's throw away from the bustling town of Sidlow, residents enjoy easy access to the historic market town of Reigate, with its host of amenities, including shops, restaurants, and recreational facilities. Whether it's a quick trip for essentials or an evening out on the town, the conveniences of modern life are never far from reach.



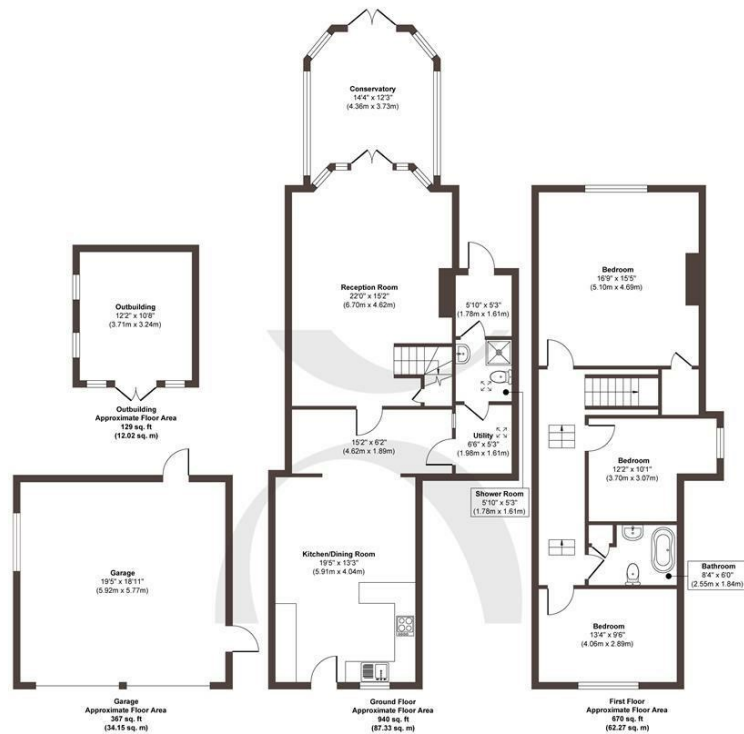












**Approx. Gross Internal Floor Area 2106 sq. ft / 195.77 sq. m (Including Outbuilding & Garage)**

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

STONE

## The Details

- Charming three-bedroom terraced home
- Expansive kitchen diner with breakfast bar
- Large reception room with original fireplace and wooden conservatory
- Separate utility space with attached shower room
- Three double bedrooms and family bathroom
- Includes a spacious double garage and additional outbuilding
- Nearby train stations include Salfords, Earslwood and Reigate
- 0.9 miles to Dovers Green Primary School

Size  
Approx 2106.00 sq ft

Energy Performance Certificate (EPC)  
Rating E

Council Tax Band  
F





# STONE

## Let's *Talk*

01737 301 557

[hello@stoneestateagents.co.uk](mailto:hello@stoneestateagents.co.uk)

[stoneestateagents.co.uk](https://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