



Price

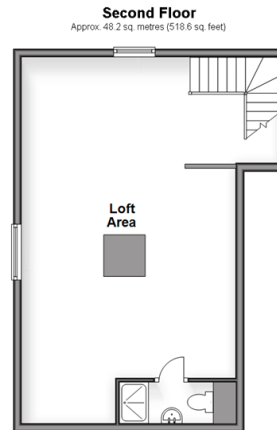
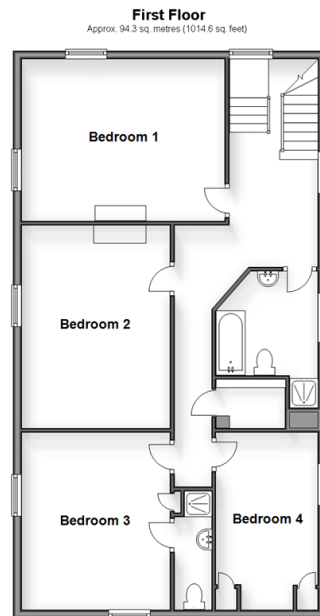
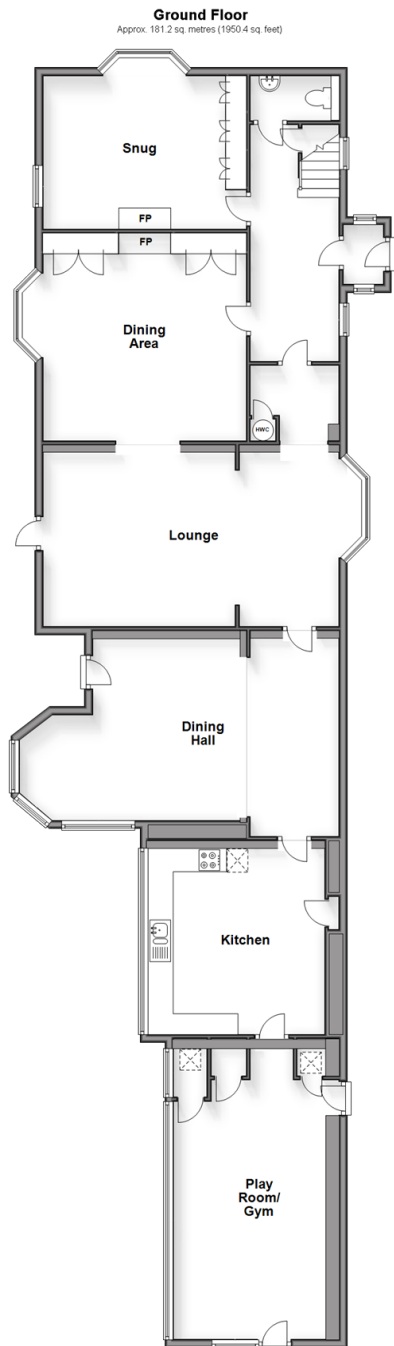
£1,250,000

Freehold

4x  3x  4x 

Ironsbottom, Sidlow, Reigate, Surrey, RH2

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Accommodation

GROUND FLOOR

Entrance Hall: 18'5 x 8'0 (5.62m x 2.44m)

Cloakroom

Snug: 16'2 x 13'6 (4.93m x 4.12m)

Dining Area: 26'4 x 18'3 (8.03m x 5.57m)

Lounge: 23'7 x 14'0 (7.19m x 4.27m)

Dining Hall: 26'0 x 15'6 (7.93m x 4.73m)

Kitchen: 15'0 x 14'0 (4.58m x 4.27m)

Play Room/Gym: 20'4 x 14'1 (6.20m x 4.30m)

FIRST FLOOR

Landing

Bedroom 1: 16'3 x 12'7 (4.96m x 3.84m)

Bedroom 2: 16'0 x 12'1 (4.88m x 3.69m)

Bedroom 3: 14'0 x 12'3 (4.27m x 3.74m)

En-suite Shower Room: 7'5 x 3'2 (2.26m x 0.97m)

Bedroom 4: 12'9 x 7'9 (3.89m x 2.36m)

Bathroom: 8'6 x 7'9 (2.59m x 2.36m)

SECOND FLOOR

Landing

Loft Room: 29'2 x 17'0 (8.90m x 5.19m)

En-suite Shower Room: 6'6 x 3'0 (1.98m x 0.92m)

OUTSIDE

Front Terrace Area

Off Road Parking

Garage & Workshop: 30'0 x 12'0 (9.15m x 3.66m)

Side Garden

Rear Garden

Paddock Land



Main features

- Large Victorian farmhouse, approximately 4000 sq ft, formerly of the Wolvers Hall Estate
- Many features including fireplaces & half-tiled facade, formal gardens & paddock land
- Semi-rural location, parking, garage & workshop
- Accessible to Reigate, Dorking, Horley, Gatwick Airport, transport links & excellent schools
- The title is being split & is subject to land survey mapping the relevant boundaries



Nearest Schools

Primary Schools: Meath Green Junior School 1.7 miles, Sandcross School 2.0 miles, Manorfield Primary and Nursery School 2.2 miles
Secondary Schools: Cornfield School 2.2 miles, Reigate School 2.2 miles, Oakwood School 2.8 miles



Transport Information

Train Stations: Salfords 2.2 miles, Horley 2.8 miles, Earlswood 2.9 miles



Address

Ironsbottom, Sidlow, Reigate, Surrey, RH2



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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