



A period grade II listed cottage in a tucked away location

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Brighton Road Burgh Heath KT20 6ARB

Banstead Village 1 mile

Epsom 3 miles

London by rail 40 minutes from Kingswood

M25 (Junction 8) 4 miles

All times and distances are approximate

This charming grade II listed cottage, situated within this private and tucked away position, offers well-presented accommodation throughout along a wealth of original features. It also features off-street parking for several, a mature garden and a number of outbuildings ideal for a workshop or office.

| Sitting - Dining Room

| Kitchen

| Conservatory

| Basement

| Three Bedrooms

| Bathroom

| Workshop

| Outbuilding

| Private Garden

| Off-Street Parking

Price £500,000

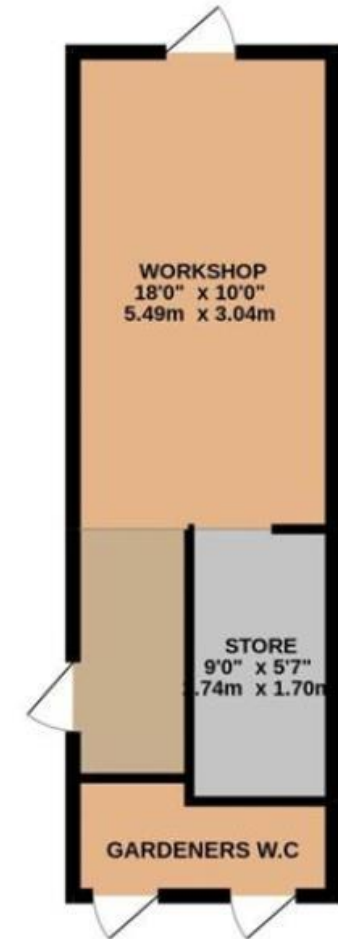
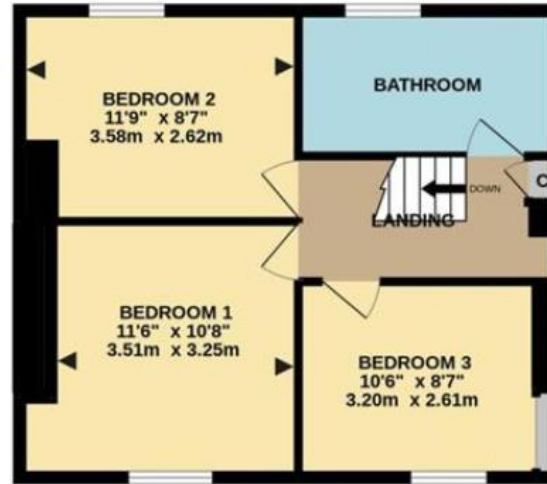
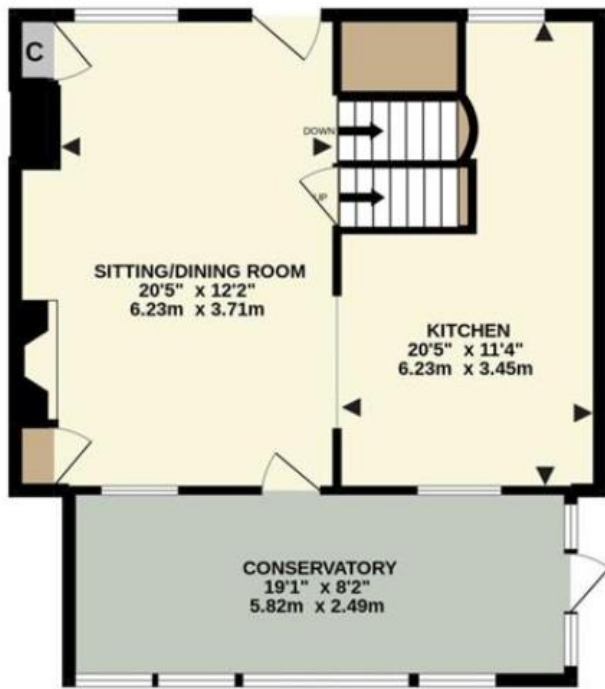




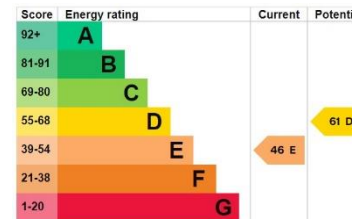
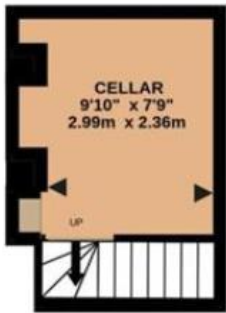
This characterful grade II listed property is situated in a secluded location just off the Brighton Road. Spread across two floors, the primary accommodation includes a sitting - dining room, conservatory, well-appointed kitchen - breakfast room, and a cellar that has been tanked to provide additional living space. Upstairs, there are three double bedrooms and a contemporary family bathroom. Externally, the property offers a charming front garden with a paved seating area and lawn. It also includes access to the old forge, which could potentially be converted into a studio, and a substantial workshop/office that was formerly a tandem-length garage, complete with a storage area. A driveway provides parking space for three or four cars. To the side, there is a spacious decking area, along with a timber summer house. The rear garden has recently been cleared, presenting a blank canvas for creating a tranquil and private outdoor space.

Burgh Heath enjoys a woodland, heathland and the pond. There are local shops at Brighton Road Parade, a 'Little Waitrose' opposite and the Asda Superstore is nearby. There are local rail services at Kingswood, Epsom Downs and Banstead. Banstead Village has an excellent local shopping centre and has a great choice of schools. The A217 provides a fast link to London and to the M25 at Junction 8 (Reigate Hill). The open spaces of Epsom Downs, Banstead Woods and Nork Park are also nearby.

Grade 2 Listed Period Property | Tucked Away Private Location | A Wealth Of Original Features | Three Double Bedrooms | Detached Outbuildings Currently Used As A Workshop/Office | No Onward Chain | Ample Amount Of Parking | Basement Room With Under Floor Heating



TOTAL FLOOR AREA
1,708 SQ FT / 158.7 SQ M



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
All mains services
Full Fibre To Property Broadband Available
To the best of our knowledge on production of this brochure

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