



# Ironsbottom, Reigate

Guide Price £725,000 - £800,000





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Located in an idyllic location on the outskirts of Reigate. This charming character property is crying out for someone to put their own stamp on it and really make it their own.

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This stunning period property forms part of The Old Rectory, which was converted to houses in the 1980's. As you enter the driveway, you are met by the striking facade, full of character. The location is fantastic, only a 10 minute drive into central Reigate, yet providing a slice of countryside living.

Once inside, the property is somewhat of a tardis, with a real feeling of space and calm. Whilst it requires updating internally, it is clean and tidy throughout, so could easily be renovated over time. The kitchen area opens out to space for a dining table and this in turn leads through the the impressive lounge. The ceiling height in here is incredible, along with other original features, including deep skirting boards and a rather magnificent marble fireplace. There is a large conservatory, which could easily be replaced with a more modern orangery, opening onto the extensive rear garden.

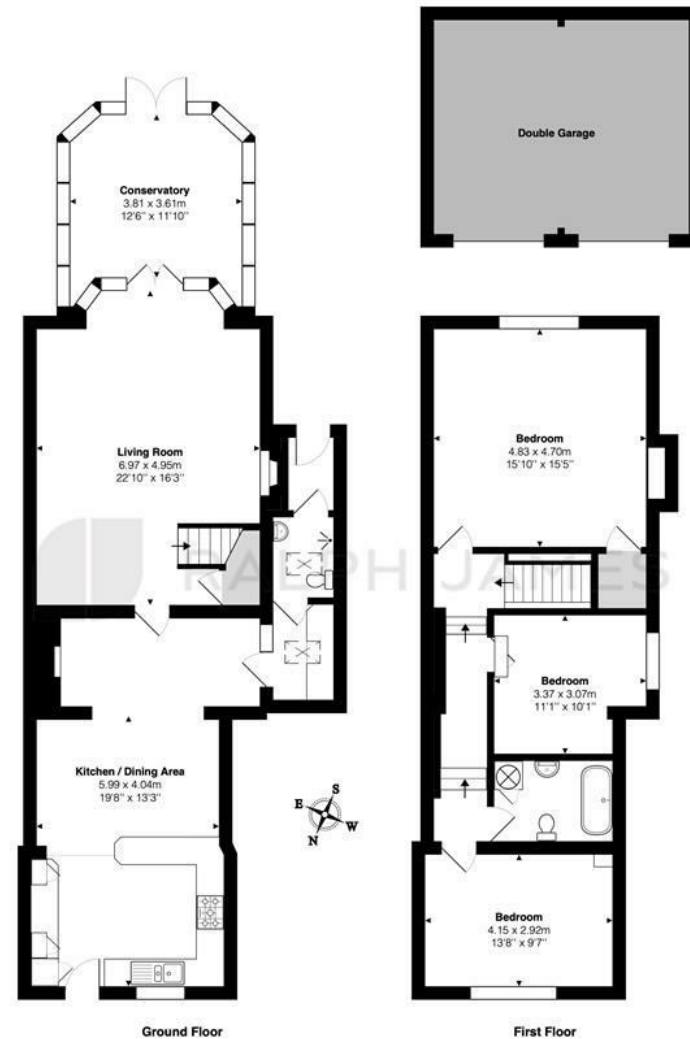
There is a useful utility room leading to a wet room on the ground floor. Upstairs are three double bedrooms and a family bathroom.

The garden stretches out from the house and is approximately 200 ft long. Being Southerly facing it is bright and sunny. There is a cabin in the garden which could easily be used as a home office or garden room. There is parking to the front of the house and a detached double garage which provides excellent storage.



# Need to know

- Three double bedroom terraced character property
- Original features including high ceilings, deep skirting boards, fireplaces and doors
- Fantastic, southerly facing garden approximately 200 ft long with a cabin/ garden room
- A blank canvas with huge potential to renovate the property and bring it up to date
- Large lounge, conservatory and kitchen dining space
- Downstairs wet room and upstairs bathroom
- Detached double garage and parking
- Less than 10 minute drive to central Reigate and more local shops at Woodhatch only 1.3 miles away



## Interested?

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The Old Rectory, Ironsbottom, Sidlow, Reigate  
Total Area: 159.4 m<sup>2</sup> ... 1715 ft<sup>2</sup> (excluding double garage)  
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